



## NO RETAIL SPACE AVAILABLE

Lease Rate:	\$22.00 psf (NNN)
Available SF:	100% occupied
Lot Size:	4.89 Acres
Building Size:	77,543 SF
Sub Market:	Edmond
Cross Streets:	E 2nd St & S Bryant Ave
	31221

## PROPERTY OVERVIEW

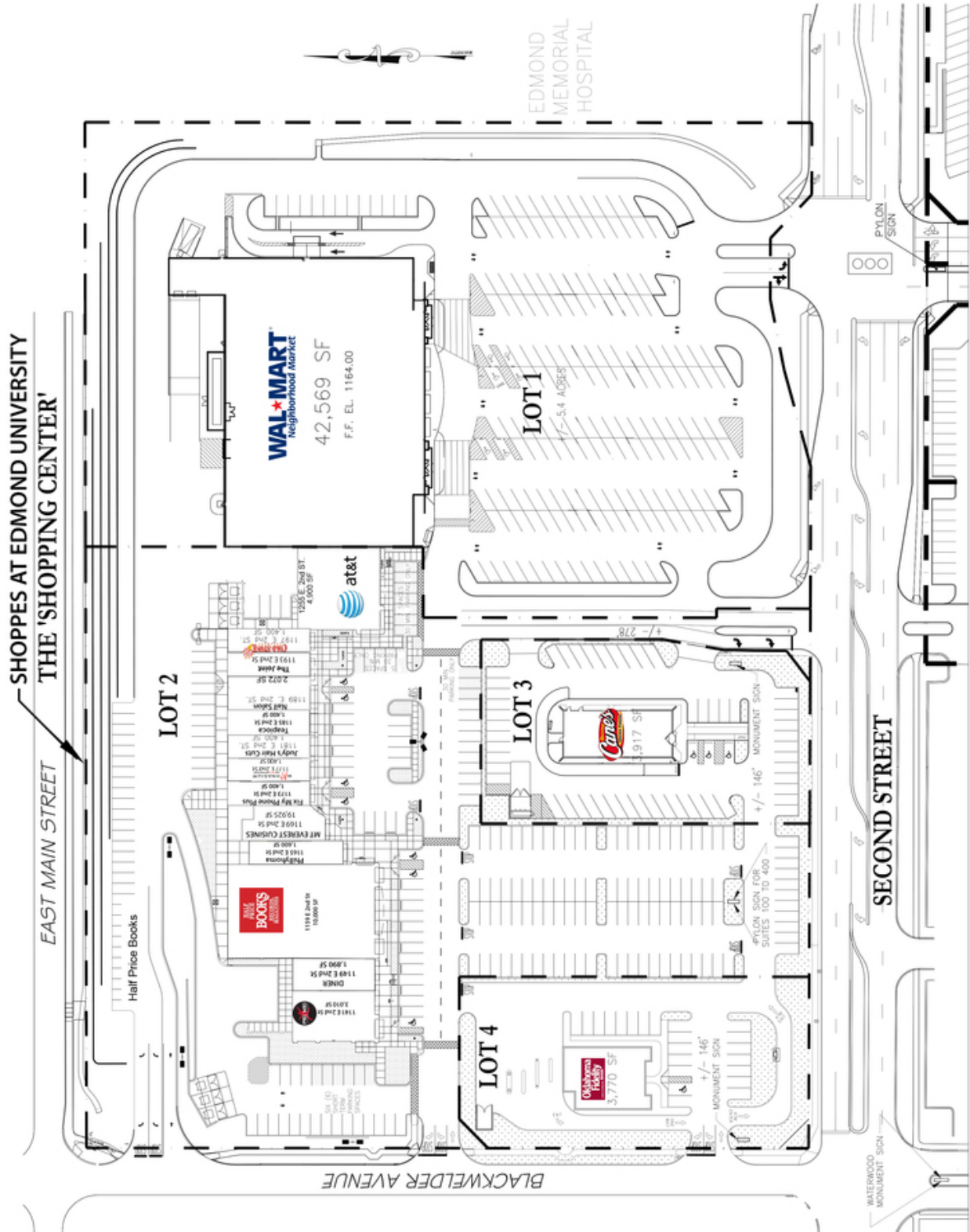
Shoppes At Edmond University, located at 2nd and Bryant in Edmond (the premier retail corridor in this market) is a neighborhood center anchored by Walmart Neighborhood Market.

The center's current tenancy include Pei Wei Asian Diner, Half Price Books, AT&T and many more.

Directly adjacent to the University of Central Oklahoma, 16,910 students and across from OU Medical Center (300 beds)

# Shoppes At Edmond University

1141 E 2nd St, Edmond, OK 73034



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### DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	110,516
Population Density	110,516
Median Age	34.1
Median Age (Male)	32.6
Median Age (Female)	35.4
Total Households	41,530
# of Persons Per HH	2.7
Average HH Income	\$91,891
Average House Value	\$243,472

### TRAFFIC COUNTS (PER ACOG)

E 2nd st	East	24,799
E 2nd St	West	25,969
Bryant Ave	North	15,196
Bryant Ave	South	18,904

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