### PRICE EDWARDS

#### Shoppes At Edmond University

1141 E 2nd St, Edmond, OK 73034



#### **PROPERTY OVERVIEW RETAIL SPACE AVAILABLE - JUNE 30, 2022** Shoppes At Edmond University, located at 2nd and Bryant Lease Rate: \$22.00 psf (NNN) in Edmond (the premier retail corridor in this market) is a neighborhood center anchored by Walmart Neighborhood Available SF- Suite 1159: 10.000 SF Market. Available Date: June 30, 2022 The center's current tenancy include Pei Wei Asian Diner, AT&T and many more. 4.89 Acres Lot Size: **Building Size:** 77,543 SF Directly adjacent to the University of Central Oklahoma, 16,910 students and across from OU Medical Center (300 Sub Market: Edmond beds) **Cross Streets:** E 2nd St & S Bryant Ave 07152021

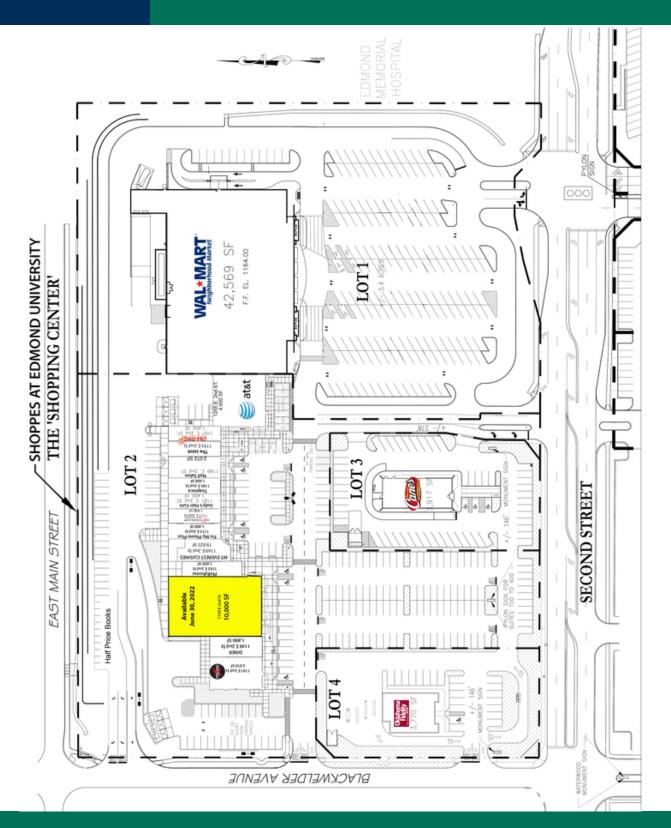
#### GEORGE WILLIAMS, CCIM 405.239.1270 gwilliams@priceedwards.com priceedwards.com

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited



### Shoppes At Edmond University

1141 E 2nd St, Edmond, OK 73034



GEORGE WILLIAMS, CCIM 405.239.1270 gwilliams@priceedwards.com priceedwards.com

he information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited

## PRICE EDWARDS

## Shoppes At Edmond University

1141 E 2nd St, Edmond, OK 73034





#### **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

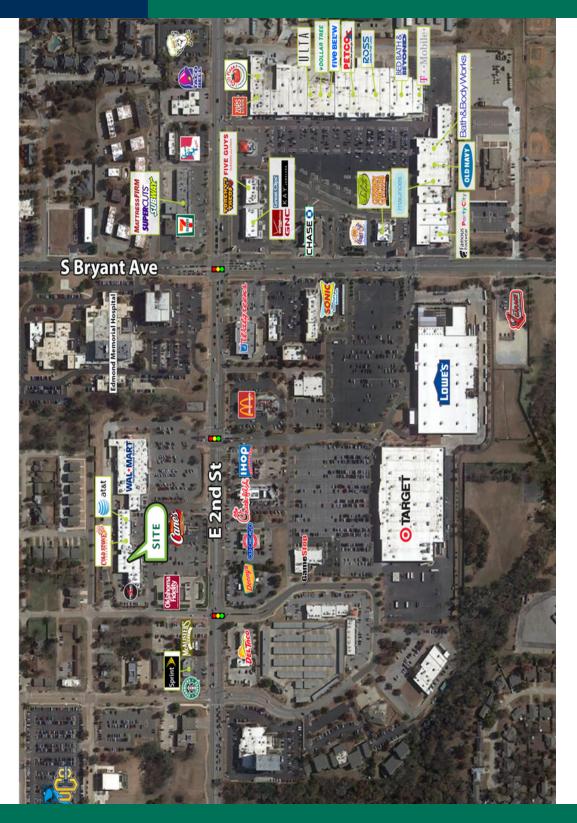
GEORGE WILLIAMS, CCIM 405.239.1270 gwilliams@priceedwards.com priceedwards.com

he information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited

## PRICE EDWARDS

# Shoppes At Edmond University

1141 E 2nd St, Edmond, OK 73034



GEORGE WILLIAMS, CCIM 405.239.1270 gwilliams@priceedwards.com priceedwards.com