



**OFFERING SUMMARY**

Lease Rate: \$22.00 SF/yr (NNN)  
 Building Size: 77,543 SF  
 Available SF: 1,400 - 10,000 SF  
 Lot Size: 4.89 Acres  
 Submarket: Edmond

11212022

**PROPERTY OVERVIEW**

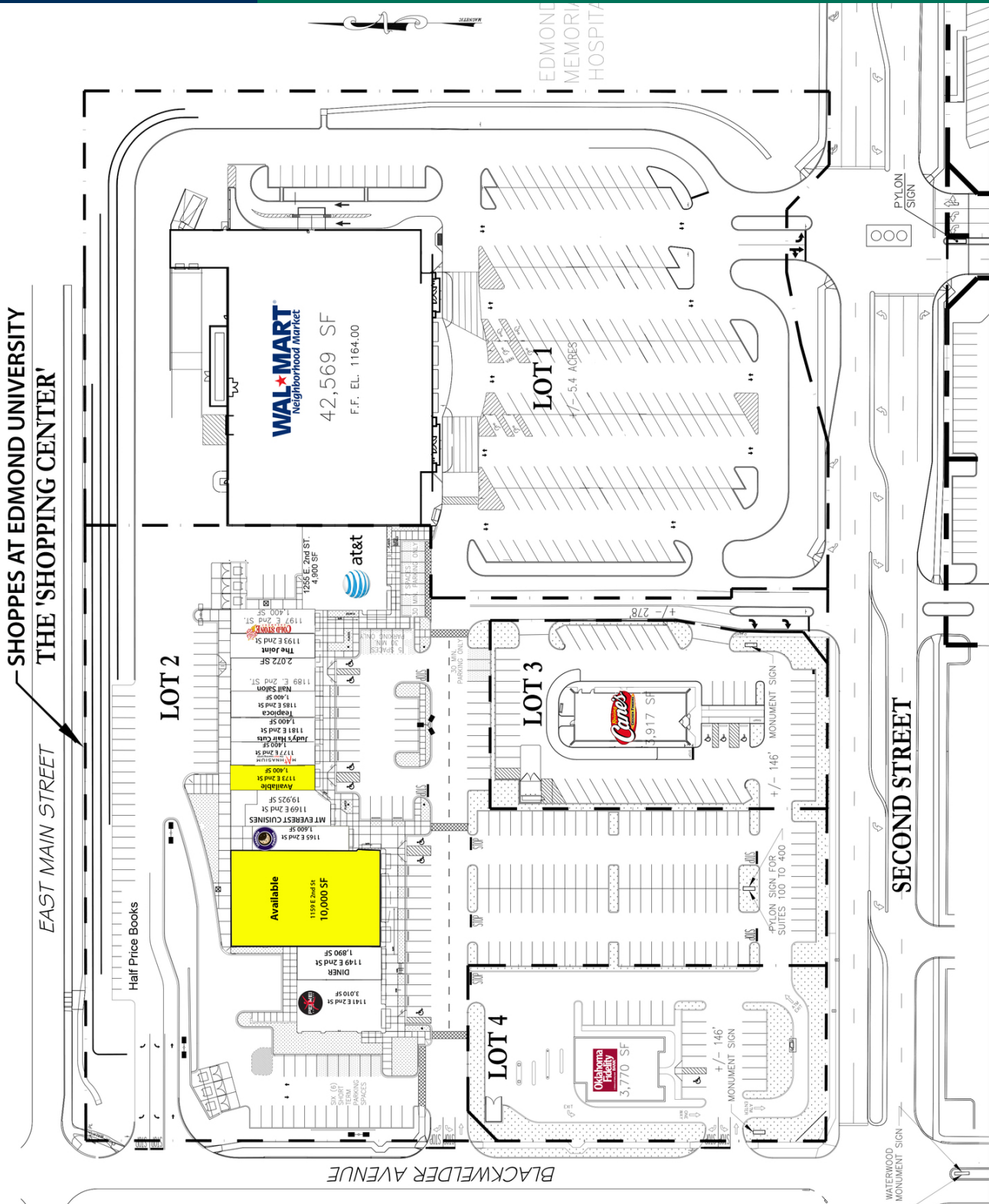
Shoppes At Edmond University, located at 2nd and Bryant in Edmond (the premier retail corridor in this market) is a neighborhood center anchored by Walmart Neighborhood Market.

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)

SPACES	LEASE RATE	SPACE SIZE
1159	\$22.00 SF/yr	10,000 SF
1173	\$22.00 SF/yr	1,400 SF

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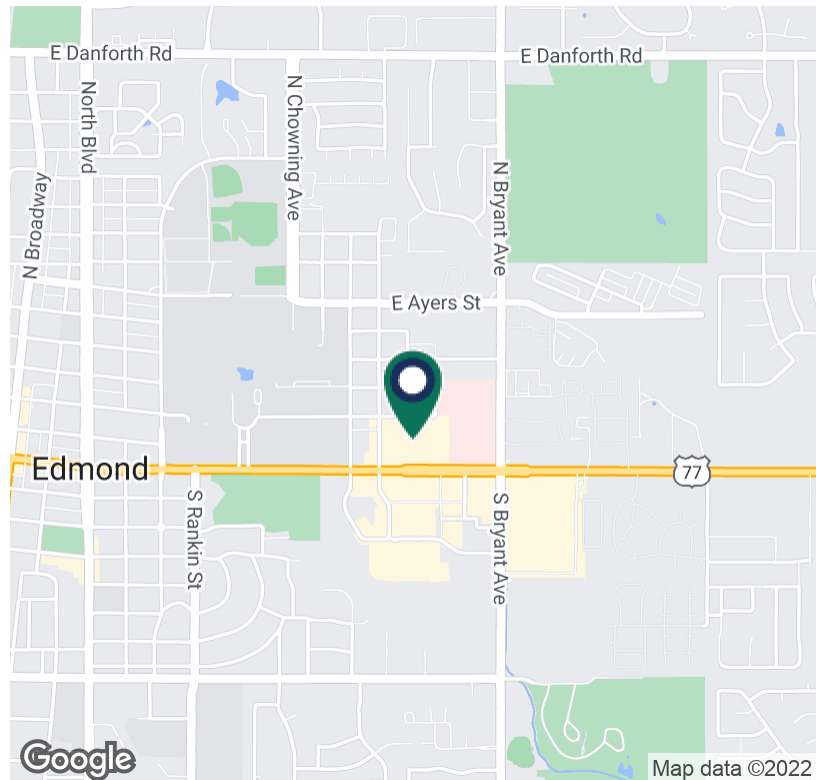
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,927	61,947	110,516
Average Age	27.0	32.6	34.1
Average Age (Male)	25.1	30.2	32.6
Average Age (Female)	29.3	34.8	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,513	23,758	41,530
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$54,192	\$78,114	\$91,891
Average House Value		\$202,560	\$243,472

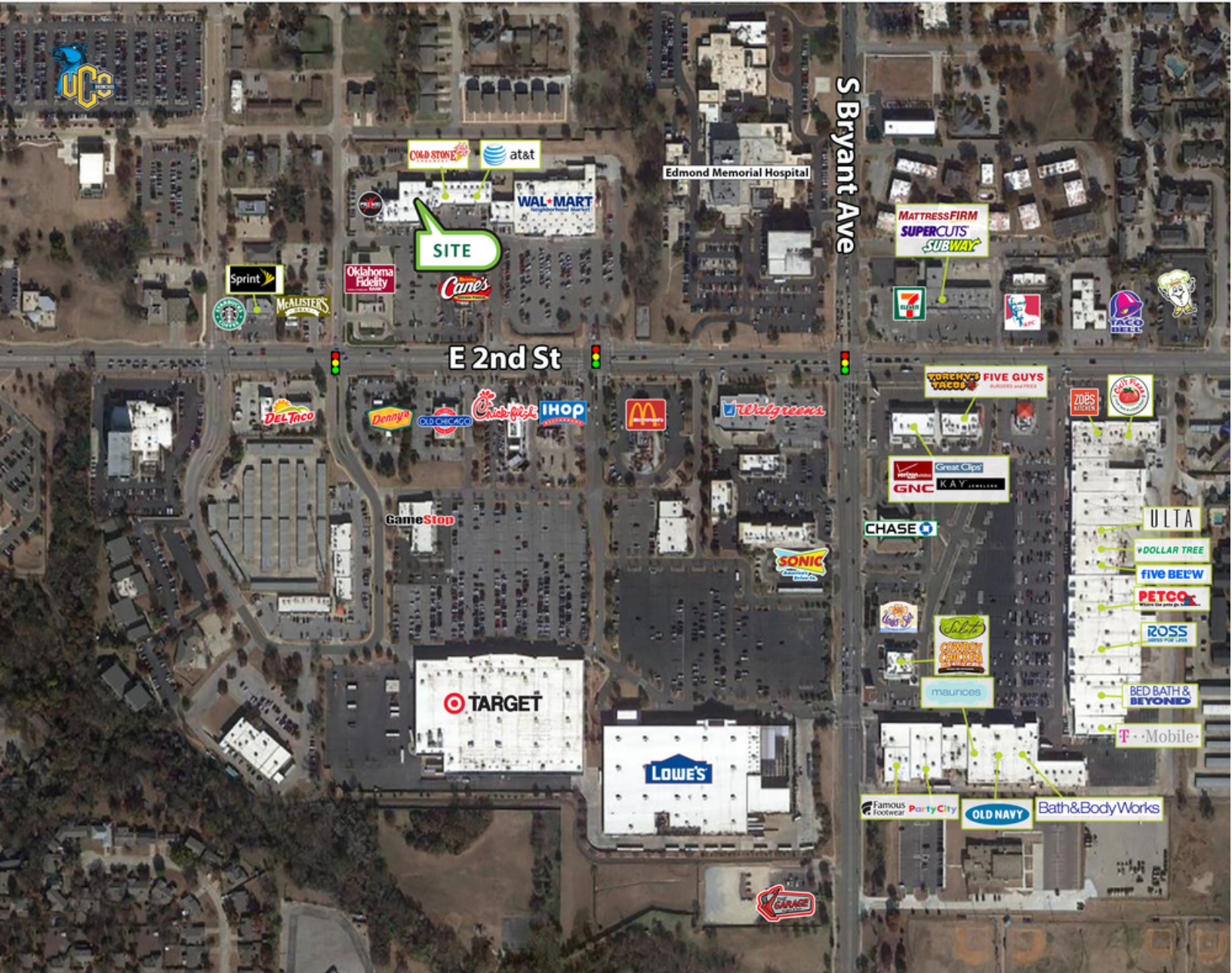
\* Demographic data derived from 2020 ACS - US Census



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# Shoppes At Edmond University

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