

## SHOPS ON COMMERCE

807 N COMMERCE ST, ARDMORE, OK 73401



### PROPERTY DESCRIPTION

Ardmore, Oklahoma, strategically positioned between Dallas and Oklahoma City, serves as an ideal location for retail goods and services. Its geographical advantage places it along the heavily traveled Interstate 35, providing a unique opportunity for businesses to cater not only to the local residents but also to the substantial commuter traffic.

One prominent retail hub in Ardmore is situated at the intersection of NW 12th Street and North Commerce. This location holds historical significance while also being part of a rapidly expanding retail corridor. The area features a diverse range of national retailers, making it a thriving shopping destination. Some notable names among these retailers include Wal-Mart, Lowe's Home Improvement, Ross Dress for Less, TJ Maxx, Academy Sports, AMC Theaters, Ulta Cosmetics, Chick-Fil-A, Starbucks, and more.

The presence of these well-known brands contributes to the city's retail landscape, attracting both local shoppers and travelers passing through the Interstate 35 corridor. The combination of historical charm and a growing retail presence makes Ardmore a dynamic destination for those seeking a variety of goods and services.

### OFFERING SUMMARY

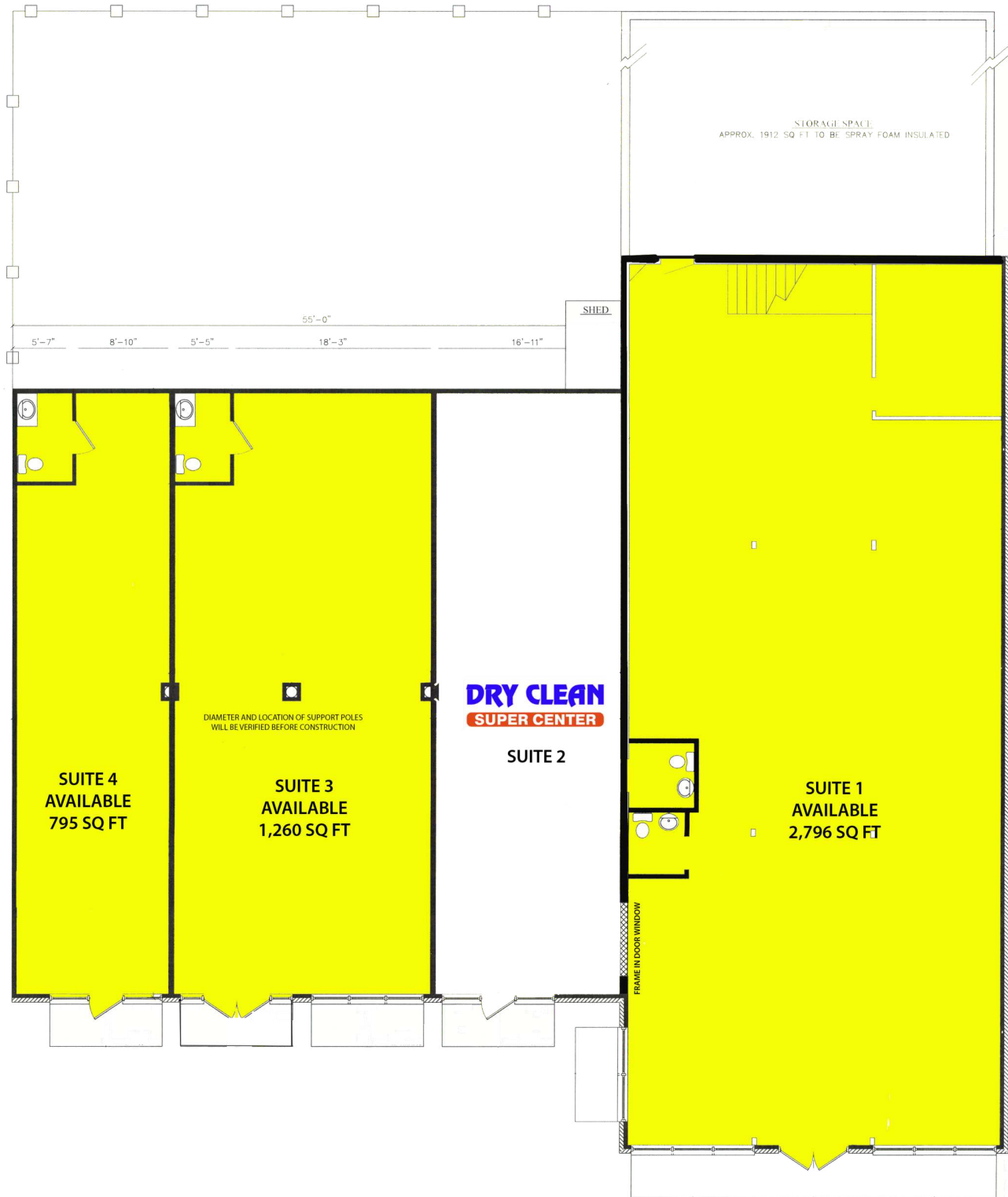
<b>Lease Rate</b>	\$19.00 - 26.00 SF/yr (NNN)
<b>Number of Units:</b>	4
<b>Available SF:</b>	795 - 2,796 SF Can Combine Suites 3 & 4
<b>Building Size:</b>	5,842 SF

SPACES	LEASE RATE	SPACE SIZE
<b>Suite 1</b>	\$19.00 SF/yr	2,796 SF
<b>Suite 3</b>	\$24.00 SF/yr	1,260 SF
<b>Suite 4</b>	\$26.00 SF/yr	795 SF

### BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337



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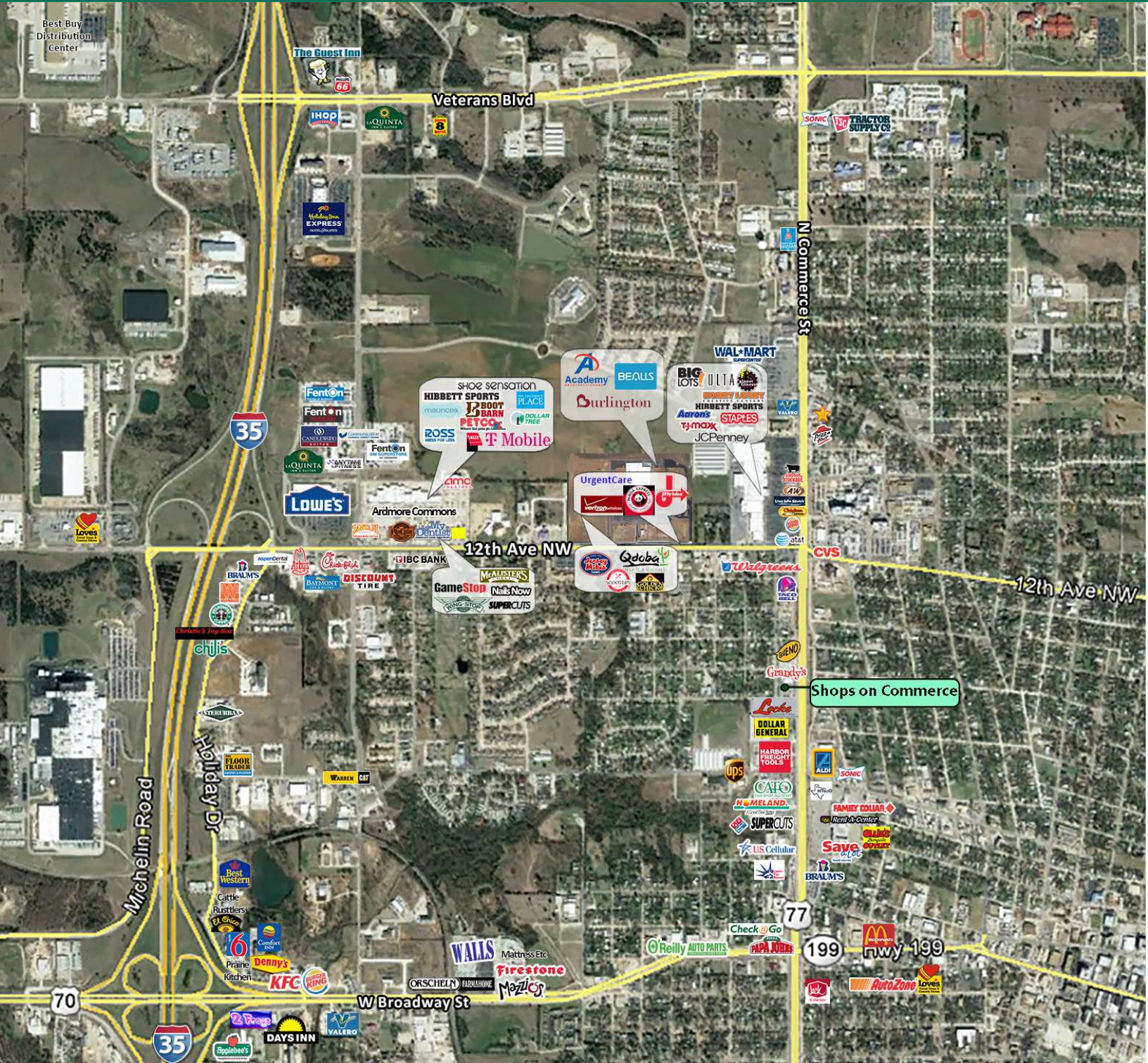
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DRIVE THRU END CAP AVAILABLE

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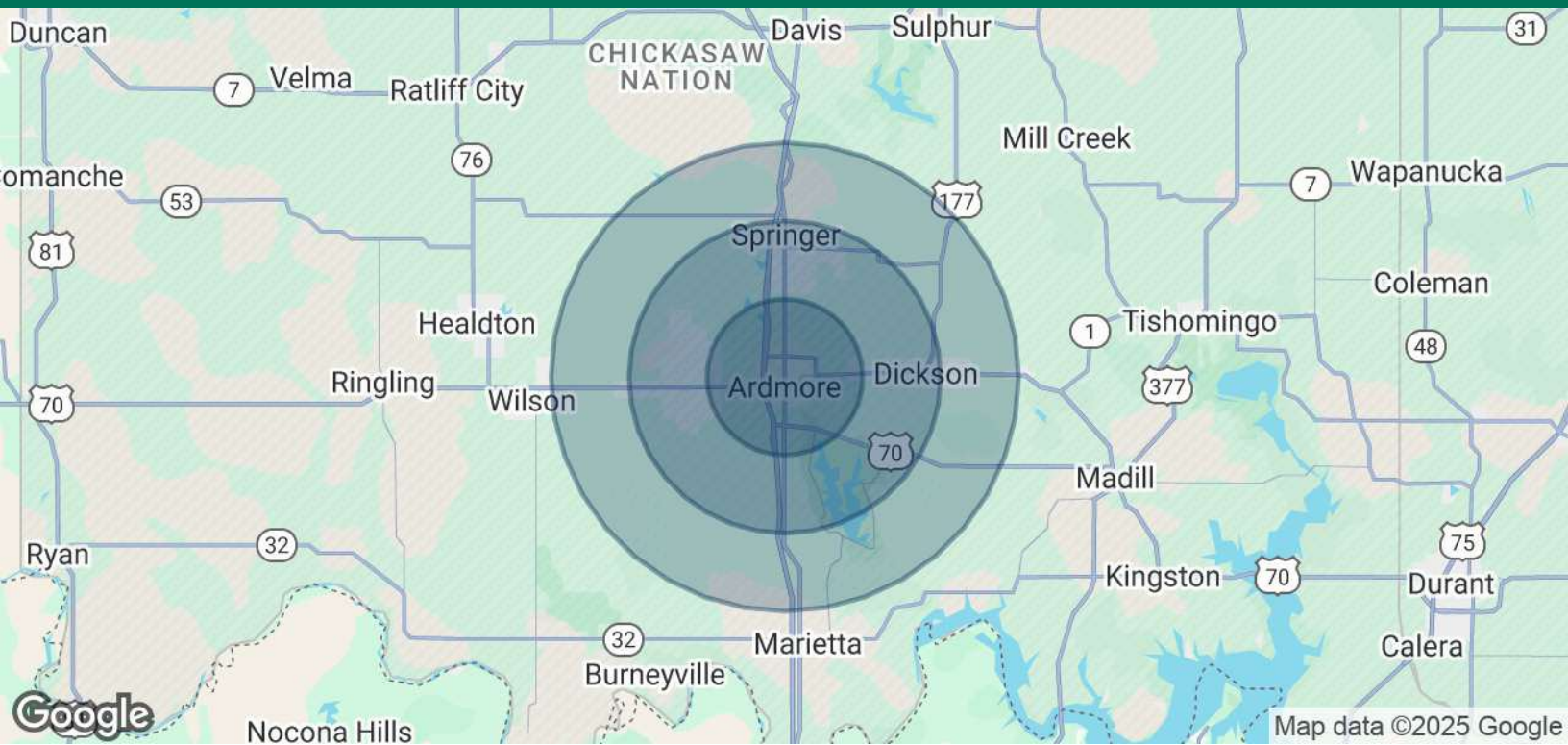
**BRANDY RUNDEL**  
retail leasing associate  
brundel@priceedwards.com  
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**Lease Rate**  
\$19.00 - 26.00 SF/yr (NNN)



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POPULATION	5 MILES	10 MILES	15 MILES
<b>Total Population</b>	27,813	39,744	45,069
<b>Average Age</b>	41	41	41
<b>Average Age (Male)</b>	40	40	40
<b>Average Age (Female)</b>	42	42	42
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
<b>Total Households</b>	11,122	15,648	17,742
<b># of Persons per HH</b>	2.5	2.5	2.5
<b>Average HH Income</b>	\$78,832	\$83,490	\$83,315
<b>Average House Value</b>	\$204,602	\$216,314	\$218,503

\* Demographic data derived from 2020 ACS - US Census

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