



FORMER URGENT CARE SPACE NOW AVAILABLE

Lease Rate:	\$14.00 - 16.00 SF/yr (NNN)
Available SF- Suite 1712:	1,800 SF
Building Size:	36,000 SF
Year Built:	1986
Sub Market:	Edmond 04092020

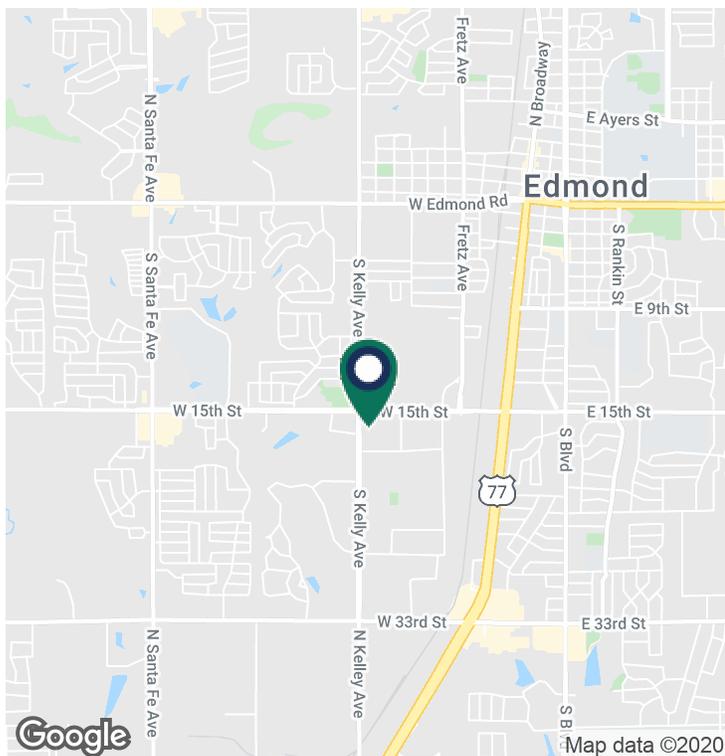
PROPERTY OVERVIEW

Signal Ridge Shopping Center is located in the heart of Edmond Oklahoma – Oklahoma City's preferred sub market. Just south of 15th on highly trafficked Kelly Ave, Signal Ridge Shopping Center is a short drive west of Broadway /Broadway Extension and less than 3 miles from the Kilpatrick Turnpike providing easy access to the property.

Centrally located within the trade area it serves, Signal Ridge has all the ingredients necessary for successful retailing; convenience, high-volume traffic, great visibility and strong demographics.

Retailers in the trade area include Home Depot, Academy, TJ Maxx, PetSmart, Staples, Jersey Mike's Subs, Ace Hardware, SuperCuts, FastSigns, Crest, and Mazzi'o's, among other national, local and regional companies. OU Medical Center – Edmond, The University of Central Oklahoma, Edmond Memorial High School and Santa Fe High School are all located within a 10 minute drive time.

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DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	139,918
Population Density	139,918
Median Age	33.1
Median Age (Male)	31.7
Median Age (Female)	34.3
Total Households	54,648
# of Persons Per HH	2.6
Average HH Income	\$82,309
Average House Value	\$209,870

TRAFFIC COUNTS (PER ACOG)

Kelly Ave	North	25,078
Kelly Ave	South	30,729
W 15th	East	22,459
W 15th	West	17,660

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