



OFFERING SUMMARY

Lease Rate:	\$14.00 - 16.00 SF/yr (NNN)
Building Size:	36,000 SF
Available SF:	1,800 - 5,400 SF
Year Built:	1986
Submarket:	Edmond
	11202020

PROPERTY OVERVIEW

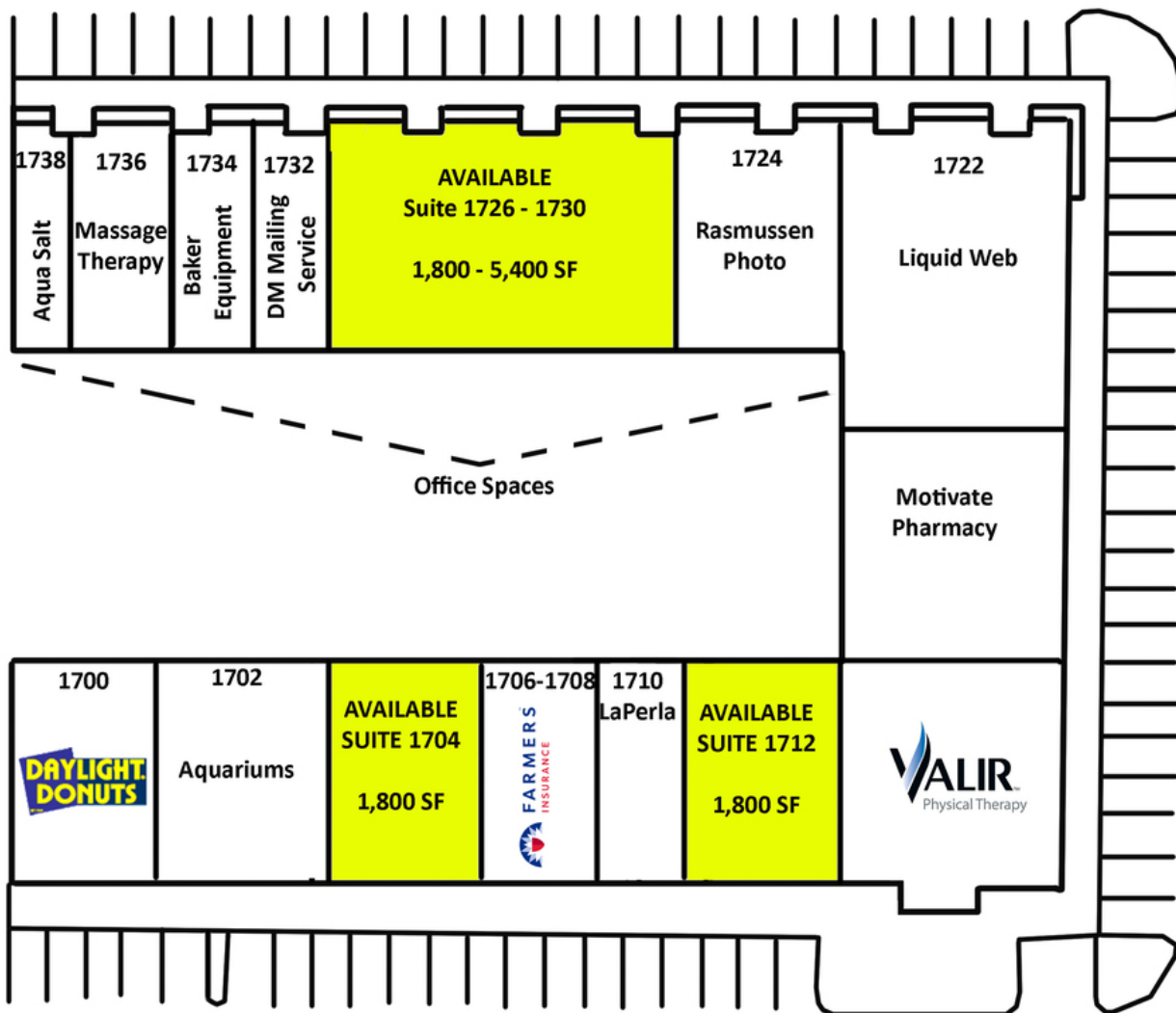
Signal Ridge Shopping Center is located in the heart of Edmond Oklahoma – Oklahoma City’s preferred sub market. Just south of 15th on highly trafficked Kelly Ave, Signal Ridge Shopping Center is a short drive west of Broadway /Broadway Extension and less than 3 miles from the Kilpatrick Turnpike providing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

SPACES	LEASE RATE	SPACE SIZE
1704	\$14.00 - 16.00 SF/yr	1,800 SF
1712	\$14.00 - 16.00 SF/yr	1,800 SF
1726-1730	\$14.00 - 16.00 SF/yr	1,800 - 5,400 SF

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

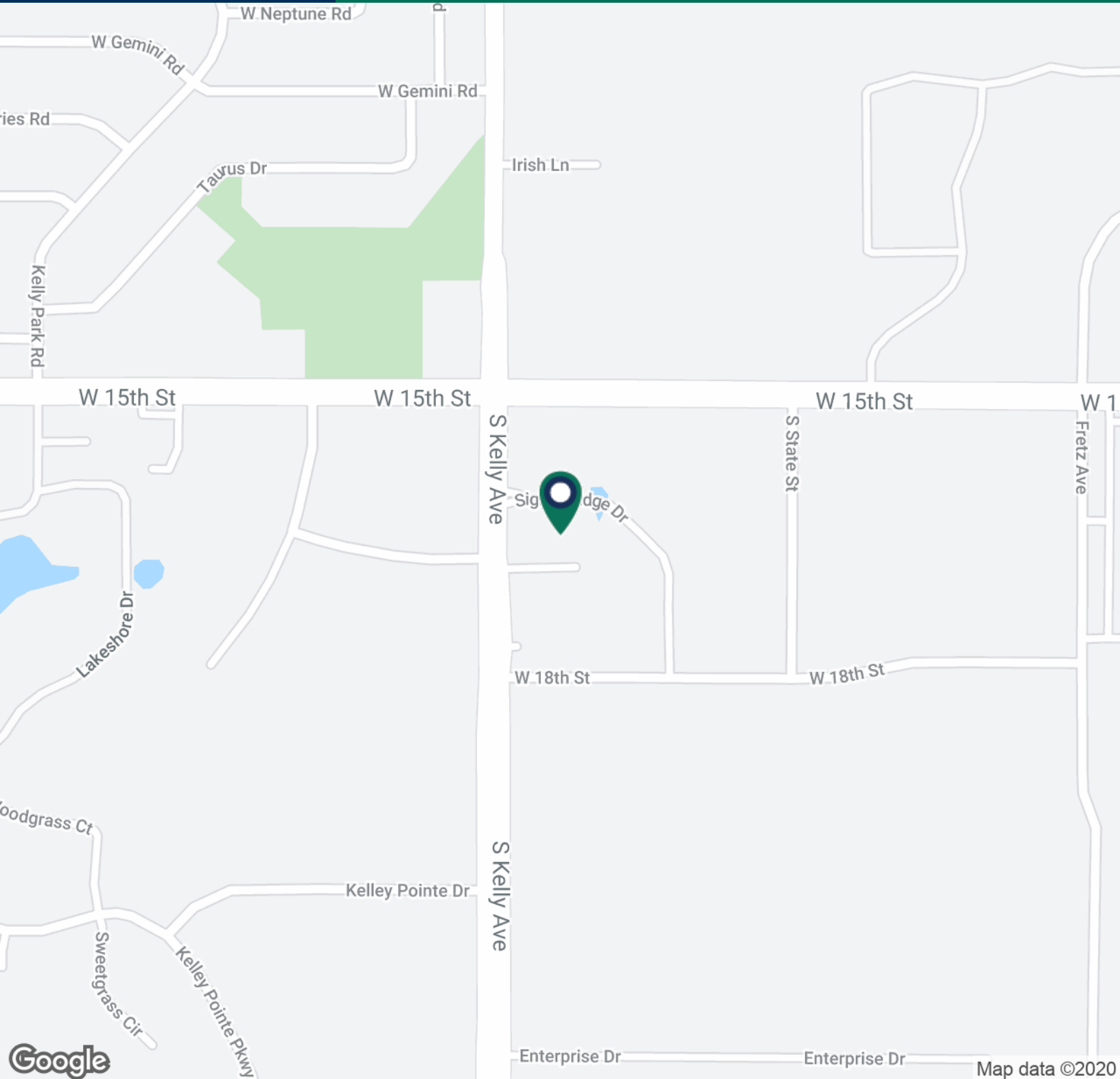


S Kelly Ave

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Signal Ridge Shopping Center

1712 S Kelly Ave, Edmond, OK 73013



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,317	71,902	139,918
Average age	30.6	31.3	33.1
Average age (Male)	28.9	29.9	31.7
Average age (Female)	32.4	32.7	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,758	27,477	54,648
# of persons per HH	2.5	2.6	2.6
Average HH income	\$59,242	\$70,973	\$82,309
Average house value	\$140,869	\$183,837	\$209,870

** Demographic data derived from 2010 US Census*

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

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