

SPRING CREEK VILLAGE SHOPPING CENTER 1189 - 1489 E 15TH ST, EDMOND, OK 73013



## PROPERTY DESCRIPTION

Edmond's most prestigious retail address is located on the northwest corner of East 15th Street and Bryant Avenue. Join market-leading tenants including Starbucks, Fur Lab, Louie's, Lucca, Phat Tire Bikes, Fish City Grill and others in this beautiful, high quality boutique center. The center offers an array of high quality goods and services as well as a great mix of dining options.

Spring Creek Village is located in the heart of the best demographics in the metropolitan area with great accessibility, visibility and name-recognition. Local ownership is committed to the community and quality.

## TRAFFIC COUNTS-2024

<b>E.15th &amp; S. Bryant - Intersection</b>	42,2118 ADT
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## OFFERING SUMMARY

<b>Lease Rate:</b>	\$28 - 31 SF/yr (NNN)
<b>Available SF:</b>	803 - 5,948 SF
<b>Lot Size:</b>	6.584 Acres
<b>Building Size:</b>	72,273 SF
<b>Year Built:</b>	2005

SPACES	LEASE RATE	SPACE SIZE
<b>Suite 1389 #124</b>	\$28.00 - 31.00 SF/yr	1,435 SF
<b>Suite 1389 #132</b>	\$28.00 - 31.00 SF/yr	3,225 - 5,948 SF
<b>Suite 1389 #134</b>	\$28.00 - 31.00 SF/yr	2,723 - 5,948 SF
<b>Suite 1489 #100</b>	\$28.00 - 31.00 SF/yr	803 - 1,859 SF
<b>Suite 1489 #108</b>	\$28.00 - 31.00 SF/yr	1,056 - 1,859 SF

### EV ERNST

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### GIRMA MOANING

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TENANT	SUITE	GLA
<b>BUILDING D</b>		
1 Fur Lab	1189 #108	2,850
2 MXM Salon	1189 #124	2,250
3 Paris Banh Mil	1189 #156	3,000

4	1289 #120	3,632
5	1289 #116	1,816
6	1289 #112	1,816
7	1289 #108	1,776
8	1289 #100	3,000

TENANT	SUITE	GLA
<b>BUILDING C</b>		
4 Tres Jolie	1289 #120	3,632
5 The Mahjong Parlor	1289 #116	1,816
6 D1 Training	1289 #112	1,816
7 D1 Training	1289 #108	1,776
8 Opal Anesthetics	1289 #100	3,000

9 Hotworx	1389 #100	1,837
10 Fish City Grill	1389 #104	2,680
11 Nails By Ivy	1389 #108	1,792
12 Kyoto Sushi Bar and Bistro	1389 #112	2,278
13 Southern Steer Butcher	1389 #120	2,232
14 AVAILABLE	1389 #124	1,435
15 Chico's Mexican Restaurant	1389 #126	4,391
16 Chico's Mexican Restaurant	1389 #128	
17 AVAILABLE 3,225 - 5,948 sq ft	1389 #132	3,225
18 AVAILABLE 2,723 - 5,948 sq ft	1389 #134	2,723
19 Stretch Lab	1389 #140	1,800
20 Cheba Hut "Toasted" Subs	1389 #144	3,090
21 Phat Tire Bikes	1389 #152	2,720
22 Louie's Grill	1389 #160	3,200

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<b>BUILDING B</b>		
9 Hotworx	1389 #100	1,837
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18 AVAILABLE 2,723 - 5,948 sq ft	1389 #134	2,723
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20 Cheba Hut "Toasted" Subs	1389 #144	3,090
21 Phat Tire Bikes	1389 #152	2,720
22 Louie's Grill	1389 #160	3,200

TENANT	SUITE	GLA
<b>BUILDING A</b>		
23 AVAILABLE 803 - 1,859 sq ft	1489 #100	803
24 AVAILABLE 1,056 - 1,859 sq ft	1489 #108	1,056
24b La Reina Del Brow & Beauty	1489 #116	1,350
25 Lucca	1489 #132	3,551
26 Alloy Personal Training	1489 #188	1,825
27 Fresh Line Cutz	1489 #180	1,063
28 Great Plains Bank	1489 #164	3,162
29 Muse By Lucca	1489 #148	1,812
30 Starbucks Coffee	1489 #156	1,837

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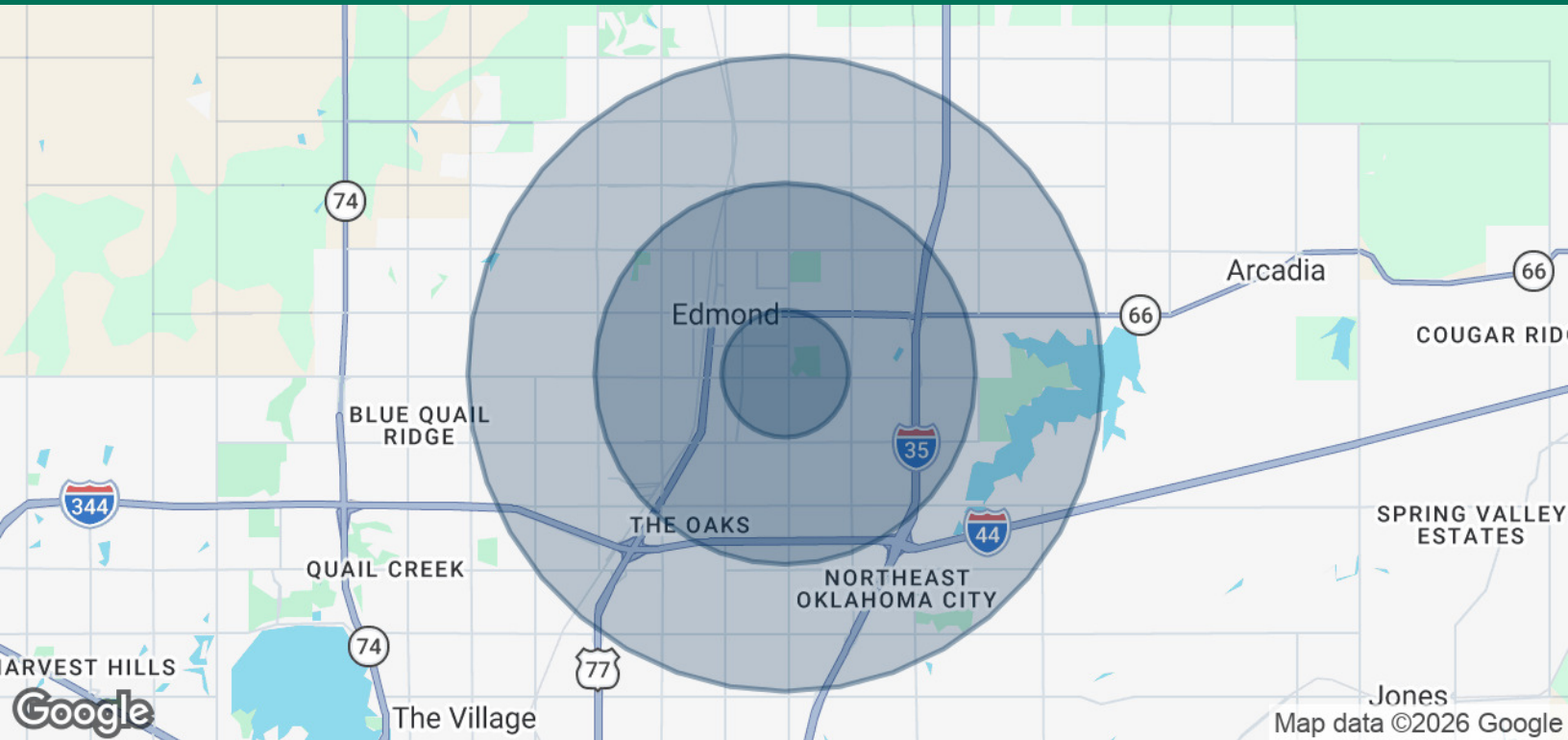
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,674	61,983	107,553
Average Age	34.6	32.0	33.9
Average Age (Male)	31.4	29.7	32.4
Average Age (Female)	37.1	34.2	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,076	23,789	40,696
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$79,753	\$75,697	\$88,943
Average House Value	\$129,484	\$185,999	\$235,049

\* Demographic data derived from 2020 ACS - US Census

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