

THE ASCENT | 15TH & I-35

3800 E 15TH, EDMOND, OK 73013



## PROPERTY DESCRIPTION

This property, a newly constructed 7,850 square foot retail center, holds a prime location within a bustling commercial hub adjacent to a Walmart SuperCenter and Sam's Club development. Situated in the thriving east Edmond area of Oklahoma City, known for its affluent residents and top-tier schools, the property enjoys high visibility from the interstate. Additionally, its proximity to two major health facilities, Integris Hospital and Mercy Health, makes it convenient for customers seeking services after medical appointments.

Pylon signage is available, further enhancing the property's visibility and branding potential. Surrounding the property are established businesses such as Sam's Club, Walmart SuperCenter, Buffalo Wild Wings, Whataburger, and others, ensuring a steady flow of foot traffic. Moreover, essential services like MidFirst Bank, Braum's, and Circle K nearby add to the convenience factor for customers.

## OFFERING SUMMARY

|                         |                             |
|-------------------------|-----------------------------|
| <b>Lease Rate:</b>      | \$28.00 - 32.00 SF/yr (NNN) |
| <b>Number of Units:</b> | 5                           |
| <b>Available SF:</b>    | 1,500 SF - 6000 SF          |
| <b>Building Size:</b>   | 7,850 SF                    |

| DEMOGRAPHICS             | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| <b>Total Households</b>  | 1,237     | 14,550    | 35,863    |
| <b>Total Population</b>  | 3,168     | 37,083    | 88,124    |
| <b>Average HH Income</b> | \$143,023 | \$117,628 | \$108,786 |

**GEORGE WILLIAMS, CCIM**

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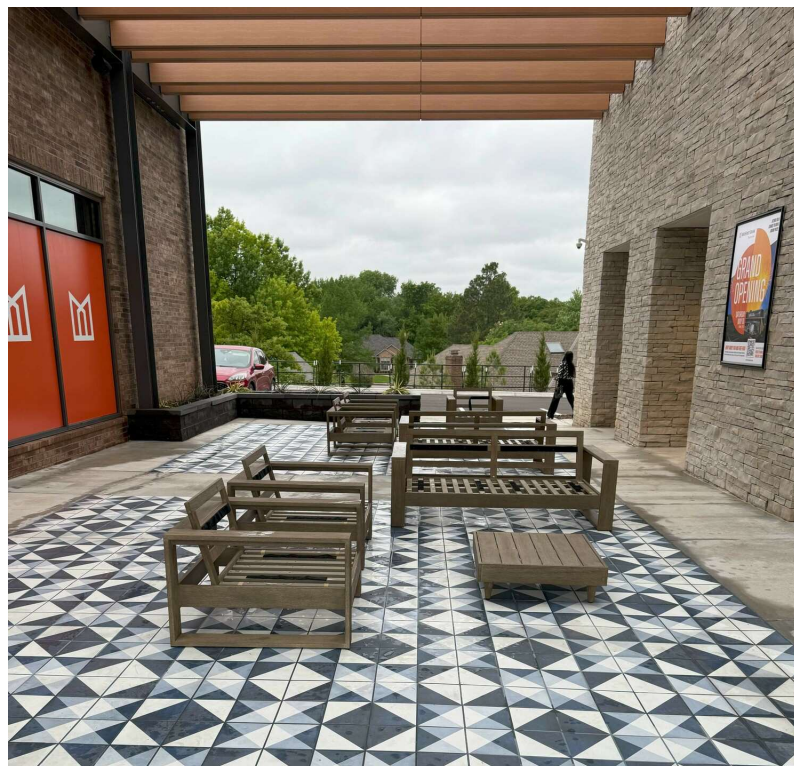
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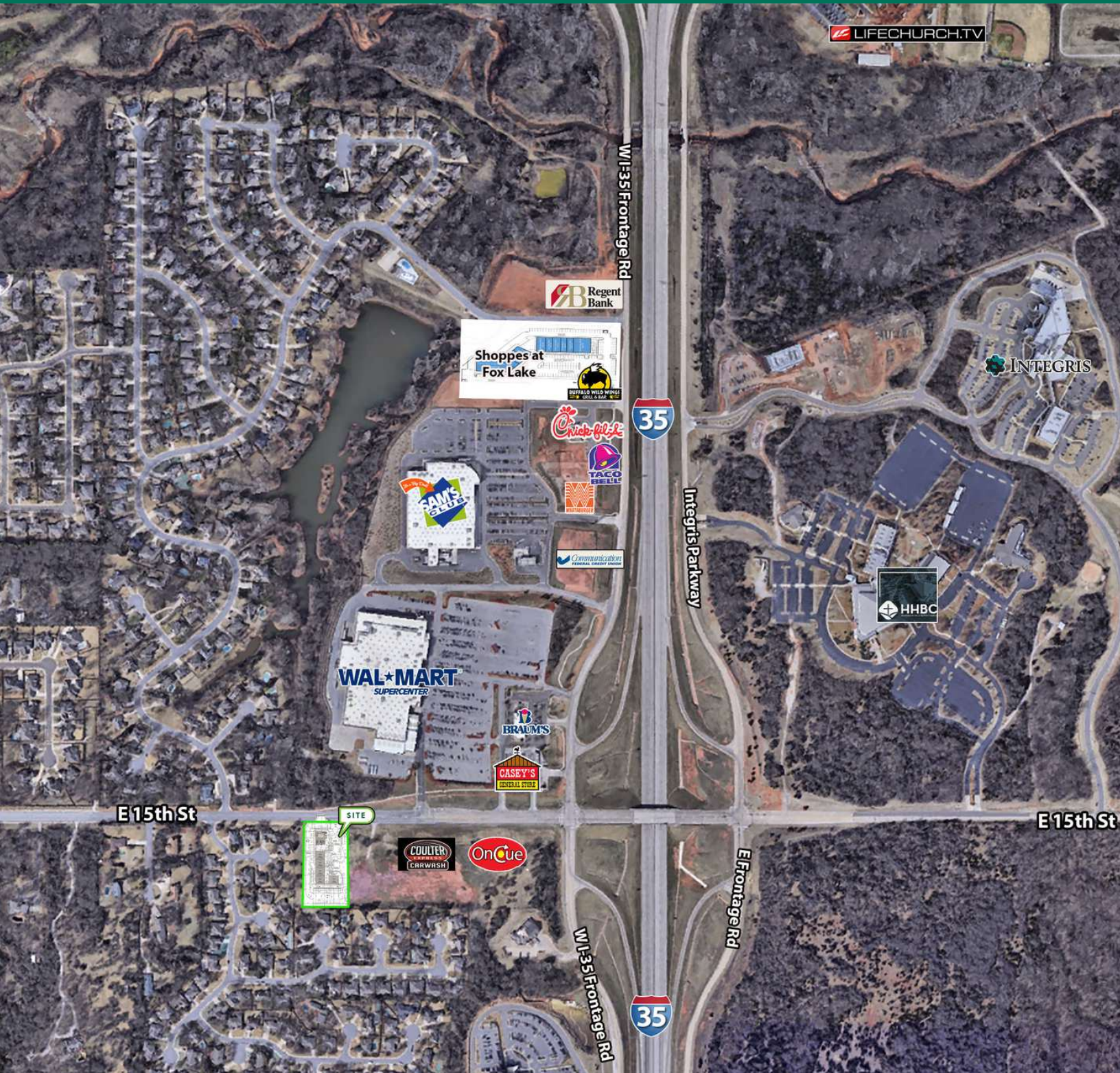
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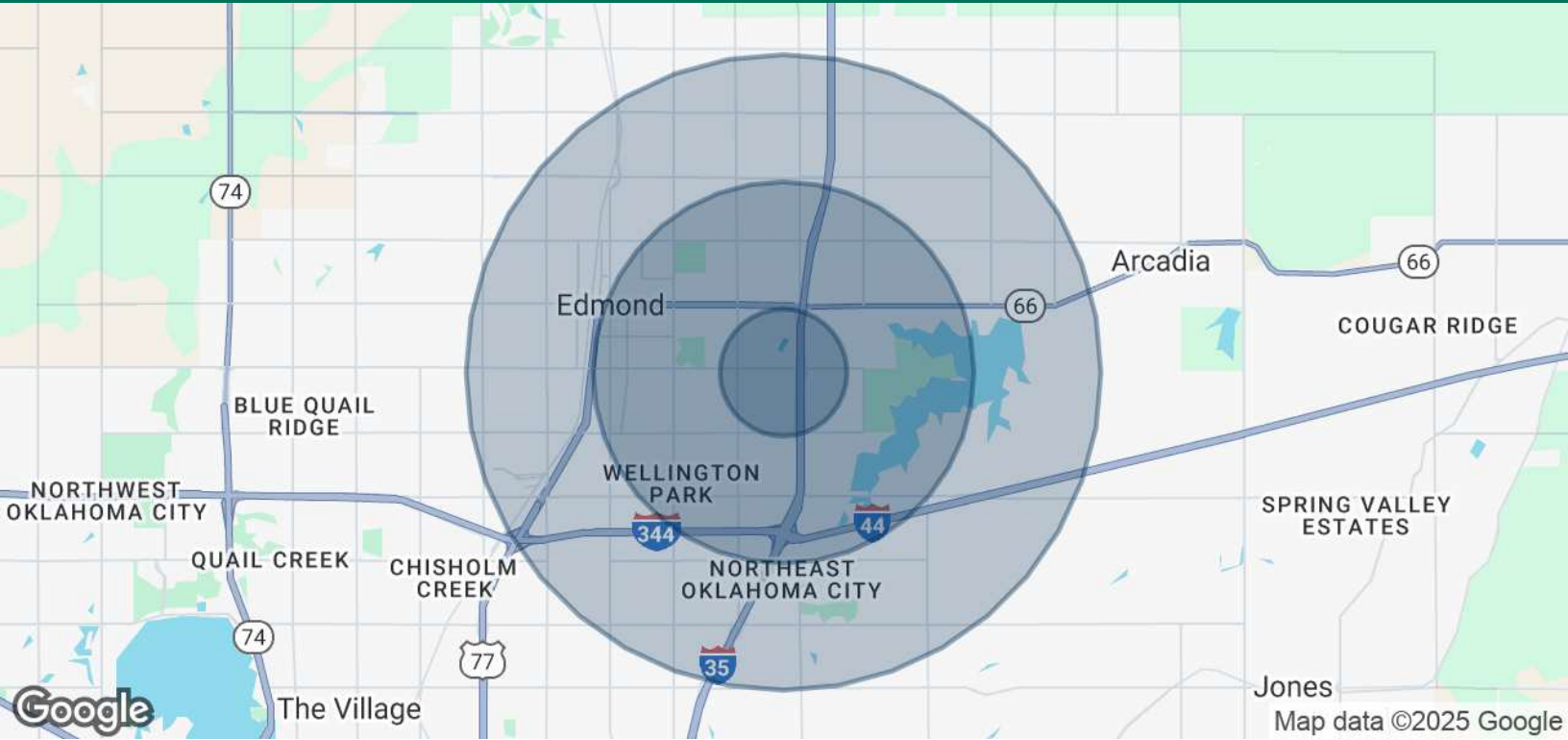
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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 3,168     | 37,083    | 88,124    |
| Average Age          | 42.4      | 37.8      | 38.1      |
| Average Age (Male)   | 39.3      | 35.2      | 35.7      |
| Average Age (Female) | 44.2      | 39.6      | 39.6      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 1,237     | 14,550    | 35,863    |
| # of Persons per HH  | 2.6       | 2.5       | 2.5       |
| Average HH Income    | \$143,023 | \$117,628 | \$108,786 |
| Average House Value  | \$407,400 | \$271,340 | \$262,320 |

2020 American Community Survey (ACS)

02272025

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