

OFFERING SUMMARY-S/E CORNER

Outparcel #1-Sale Price: \$20.00 / SF

Outparcel #1-Size: 1.82 +/- Acres (79,500 SF)

Outparcel #2-Sale Price: Negotiable

Outparcel #2-Size: 1.54 +/- Acres (67,082 SF)

Outparcel #2-Lease Rate: Negotiable

08282020

PROPERTY OVERVIEW

The District is located at the S/E corner of the highly traveled retail corridor W Owen K Garriott Rd (Hwy 412) and S Cleveland St, a very prominent, active intersection.

These two Outparcels are highly visible and located at a sought out location on Enid's popular retail corridor.

The 1.82+/- Acre Outparcel #1 is for Sale at a rate of \$20.00 PSF.

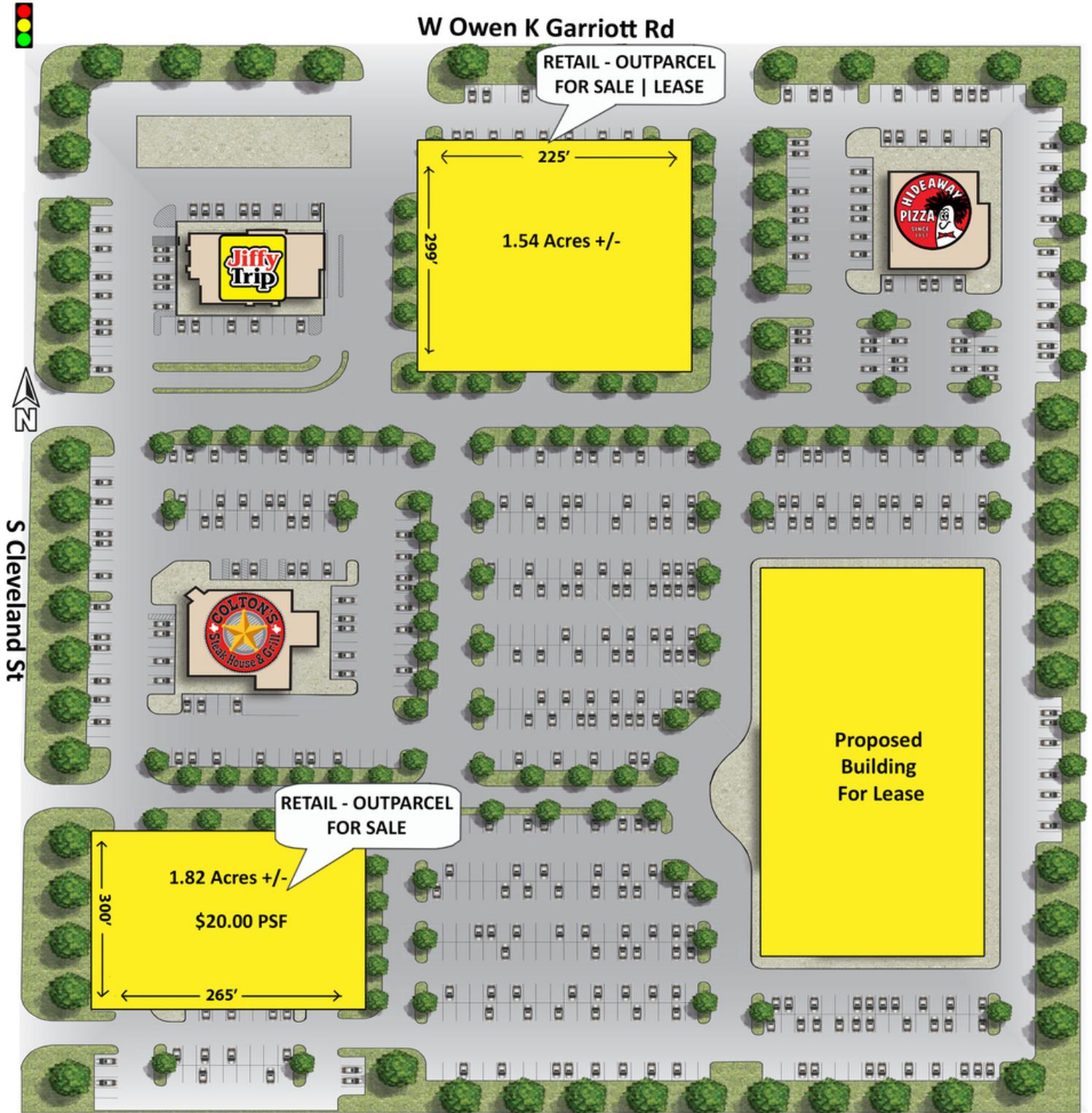
The 1.54 +/- Acre Outparcel #2 is for Sale or Lease at a negotiable rate.

Current Outparcel Tenants dedicated to this Center are: Hideaway Pizza, Jiffy Trip and Colton's Steak House.

Located in Enid's retail center, The District has the visibility and ease of access needed by high-end retailers.

The District

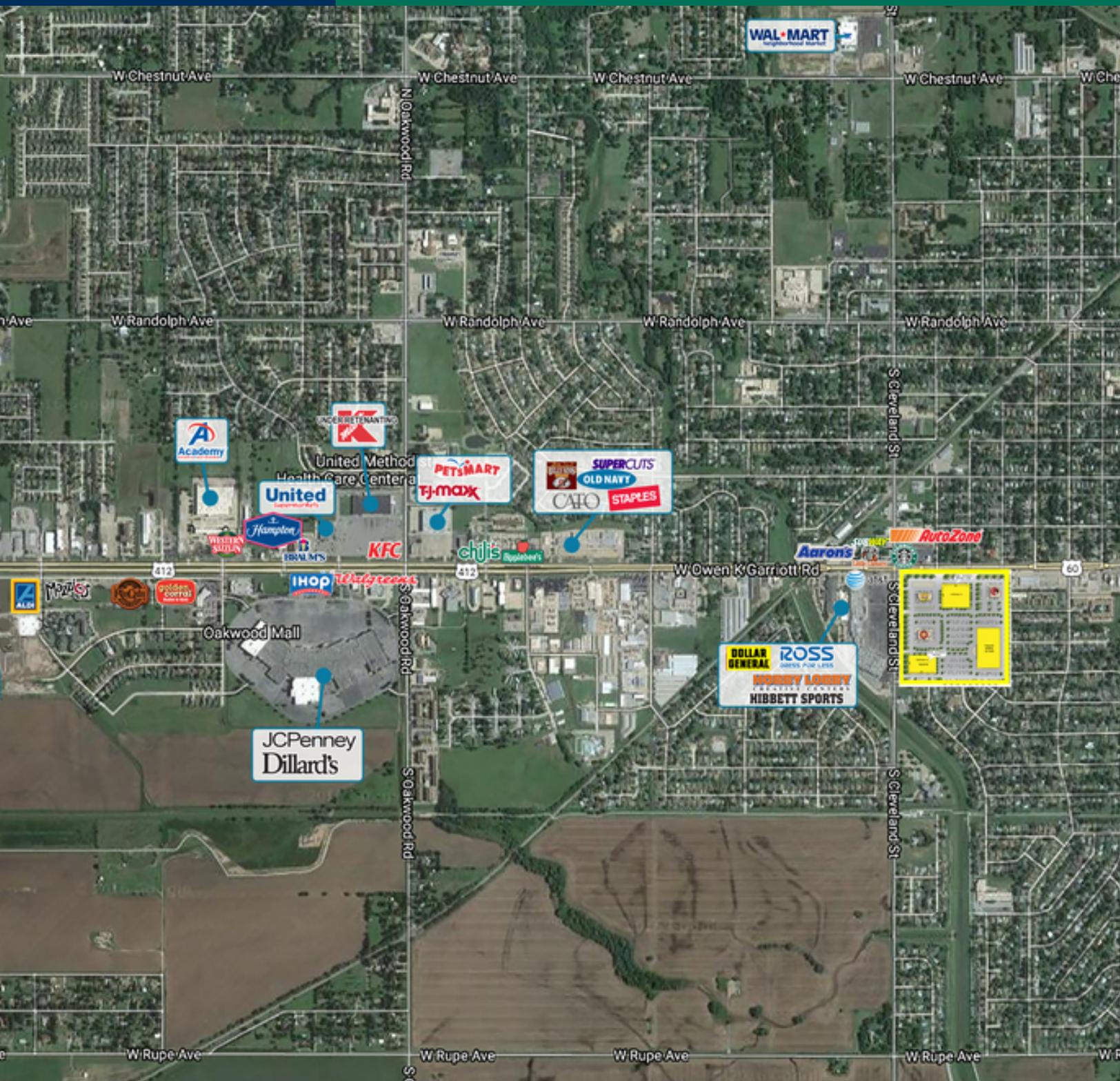
W Owen K Garriott Rd & S Cleveland St. Enid, OK 73703



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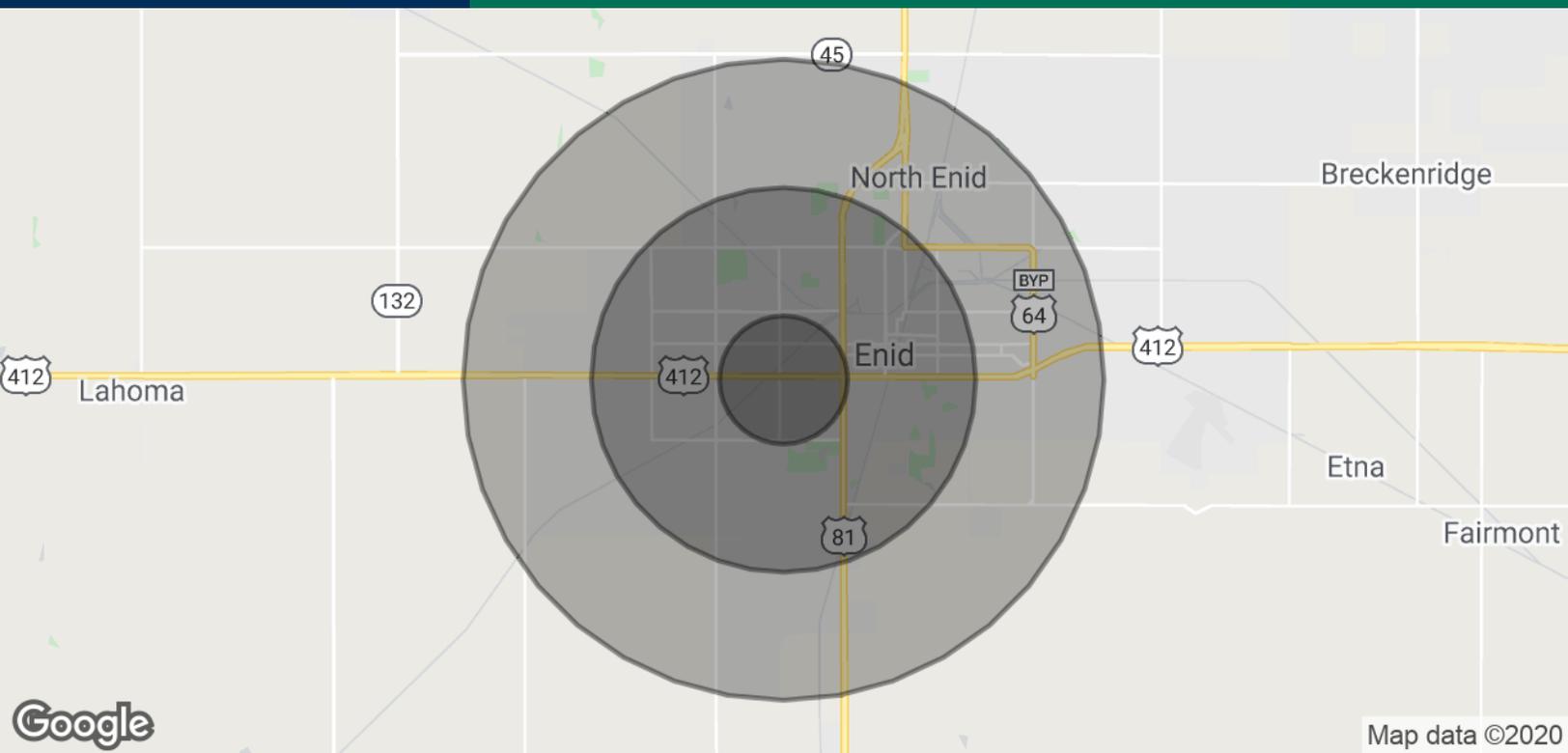
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,260	32,070	47,563
Average age	38.3	38.9	38.3
Average age (Male)	38.8	37.0	36.4
Average age (Female)	39.8	41.6	41.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,166	13,141	19,078
# of persons per HH	2.4	2.4	2.5
Average HH income	\$49,289	\$57,849	\$56,287
Average house value	\$91,139	\$87,547	\$93,338

* Demographic data derived from 2010 US Census

TRAFFIC COUNT

W Owen K Garriott Rd	east	west	23,600 20,600
S Cleveland St	north	south	6,800 5,900