

The Fountains Center

304 W Edmond Road, Edmond, OK 73003



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$14.00 SF/yr (NNN) |
| Building Size: | 17,920 SF |
| Available SF: | 2,000 - 2,412 SF |
| Lot Size: | 2.24 Acres |
| Year Built: | 2001 |
| Submarket: | Edmond |
| | 10202020 |

PROPERTY OVERVIEW

This nicely manicured center is located on W. Edmond Road (2nd St) just west of N. Broadway. Located on the S/W corner of W. Edmond Road and S. Fretz Avenue.

This Center rarely has space available; excellent co-tenancy creating healthy foot traffic.

Dispensary Users are welcome

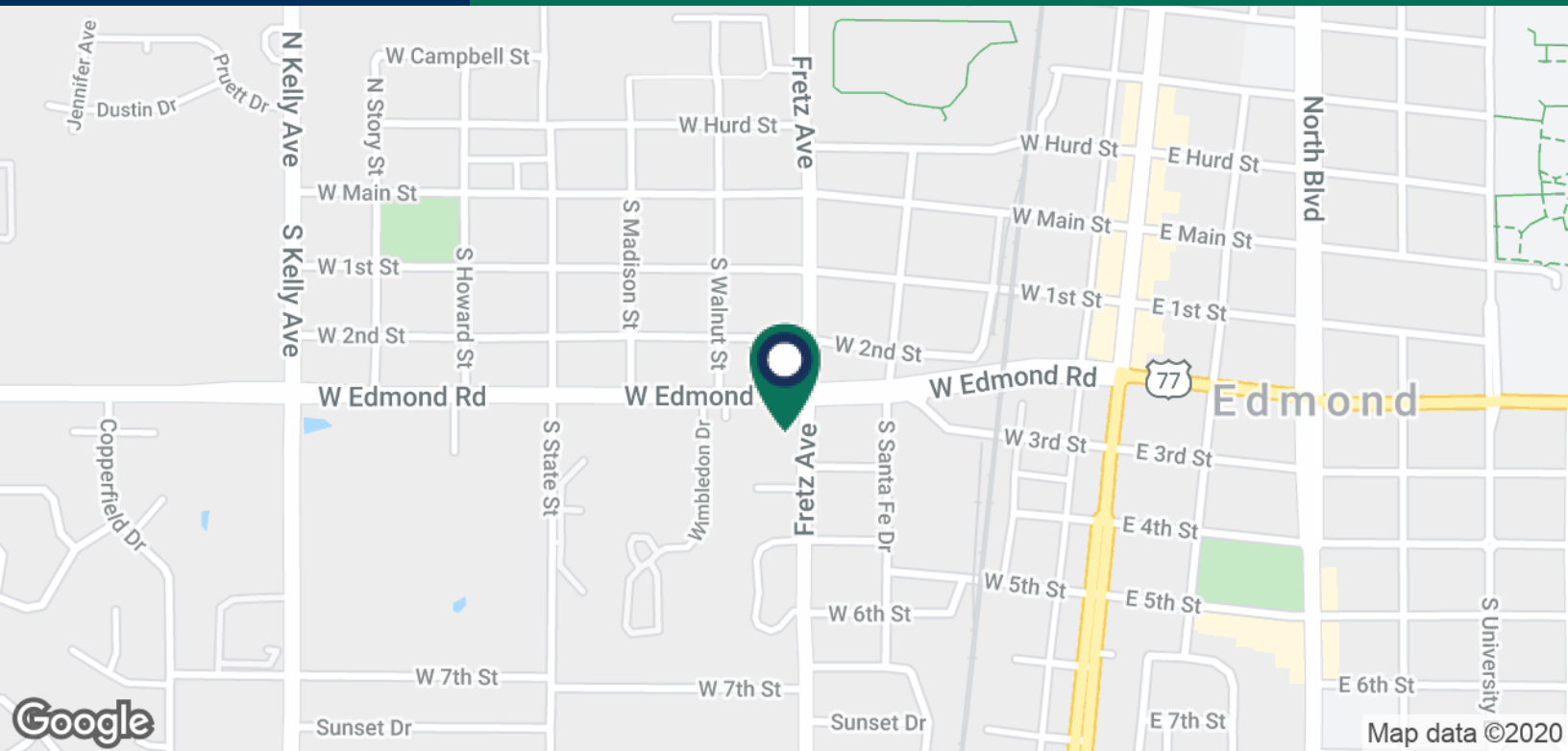
Suite 304 and Suite 320 are available for mixed use

| SPACES | LEASE RATE | SPACE SIZE |
|--------|---------------|------------|
| 304 | \$14.00 SF/yr | 2,412 SF |
| 320 | \$14.00 SF/yr | 2,000 SF |

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 11,229 | 70,728 | 128,912 |
| Average age | 28.9 | 31.8 | 33.8 |
| Average age (Male) | 26.4 | 30.0 | 32.4 |
| Average age (Female) | 31.5 | 33.5 | 34.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 4,597 | 26,981 | 48,994 |
| # of persons per HH | 2.4 | 2.6 | 2.6 |
| Average HH income | \$47,083 | \$72,450 | \$90,679 |
| Average house value | \$166,023 | \$183,734 | \$228,833 |

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS (ACOG)

| | | |
|-------------|------|--------|
| W Edmond Rd | east | 22,360 |
| W Edmond Rd | west | 22,570 |

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