

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 - 3,200 SF
Lot Size:	2.24 Acres
Year Built:	2001
Submarket:	Edmond

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 has excellent co-tenancy creating healthy foot traffic.

Suite 308 has no Drive Thru not available - Turn Key Restaurant

Suite 324 has Drive Thru capabilities - Restaurant

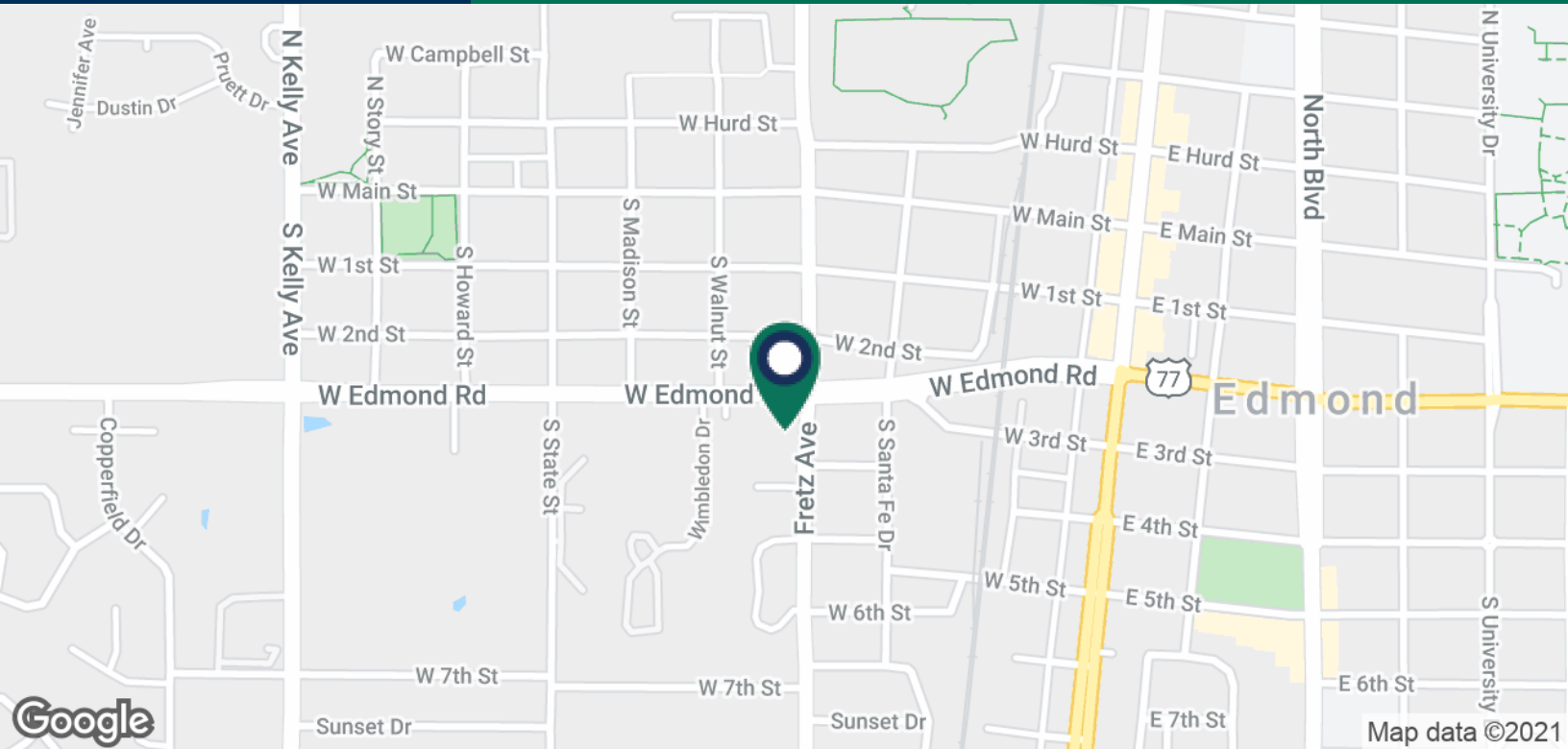
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SPACES	LEASE RATE	SPACE SIZE	SPACE USE
308	\$14.00 SF/yr	2,000 SF	Restaurant
320	\$14.00 SF/yr	2,000 SF	Restaurant
324	\$14.00 SF/yr	3,200 SF	Mixed use

ROSHA WOOD
405.239.1219
rwood@priceedwards.com
priceedwards.com

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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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