

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

07122022

#### **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 324 has Drive Thru capabilities - Restaurant

SPACES	LEASE RATE	SPACE SIZE	SPACE USE
320	\$14.00 SF/yr	2,000 SF	Office
324	\$14.00 SE/vr	3 200 SF	Restaurant



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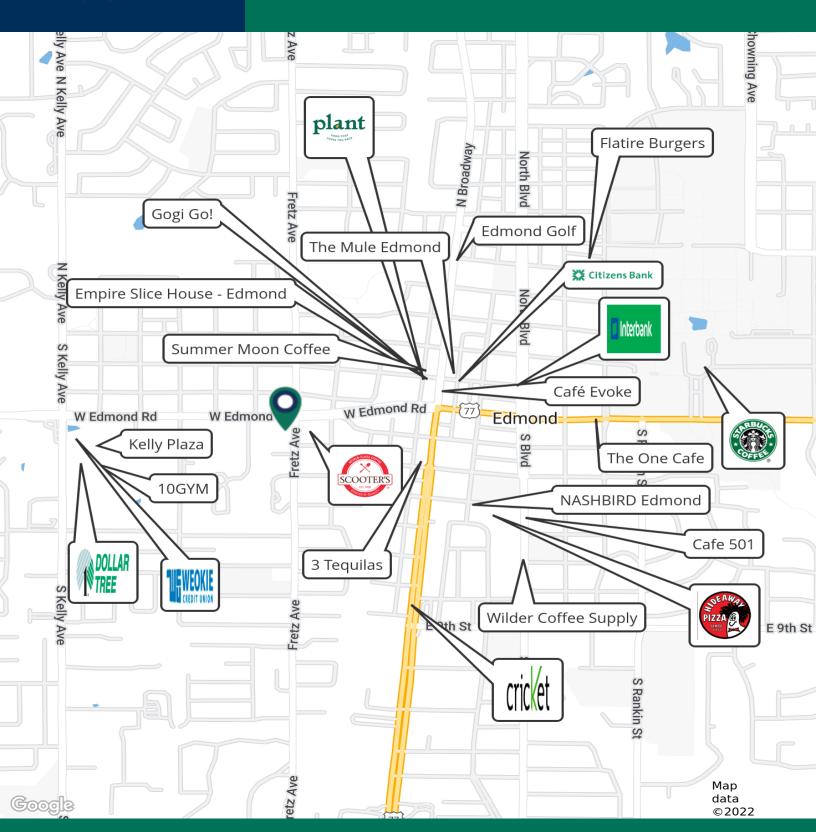




ROSHA WOOD 405.239.1219 rwood@priceedwards.com priceedwards.com



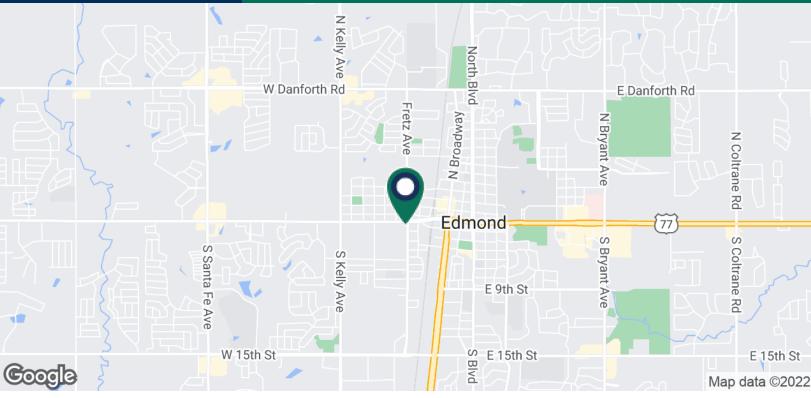
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			iviap data ©
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,229	70,728	128,912
Average age	28.9	31.8	33.8
Average age (Male)	26.4	30.0	32.4
Average age (Female)	31.5	33.5	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,597	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 2020 ACS - US Census			
TRAFFIC COUNTS (ACOG)			
W Edmond Rd		east	22,360
W Edmond Rd		west	22,570