WESTBROOK PLAZA
1141 West 15th St, Edmond, OK 73013

RETAIL SPACE NOW AVAILABLE

Available SF: 1,190 - 4,220 SF

Lease Rate: $12.00 SF/yr (NNN)

Lot Size: 1.51 Acres

Building Size: 15,750 SF

Year Built: 1986

Sub Market: Edmond/North Oklahoma City

PROPERTY OVERVIEW

Westbrook Plaza is located in the heart of Edmond Oklahoma – Oklahoma City's preferred sub market. Just west of Kelly on highly trafficked 15th Street, Westbrook plaza is a short drive west of Broadway /Broadway Extension and less than 3 miles from the Kilpatrick Turnpike providing easy access to the property.

Centrally located within the trade area it serves, Westbrook Plaza has all the ingredients necessary for successful retailing; convenience, high-volume traffic, great visibility and strong demographics.

Retailers in the trade area include Home Depot, Academy, TJ Maxx, PetSmart, Staples, Jersey Mike's Subs, Ace Hardware, SuperCuts, FastSigns, Crest, and Mazzio's, among other national, local and regional companies. OU Medical Center – Edmond, The University of Central Oklahoma, Edmond Memorial High School and Santa Fe High School are all located within a 10 minute drive time.
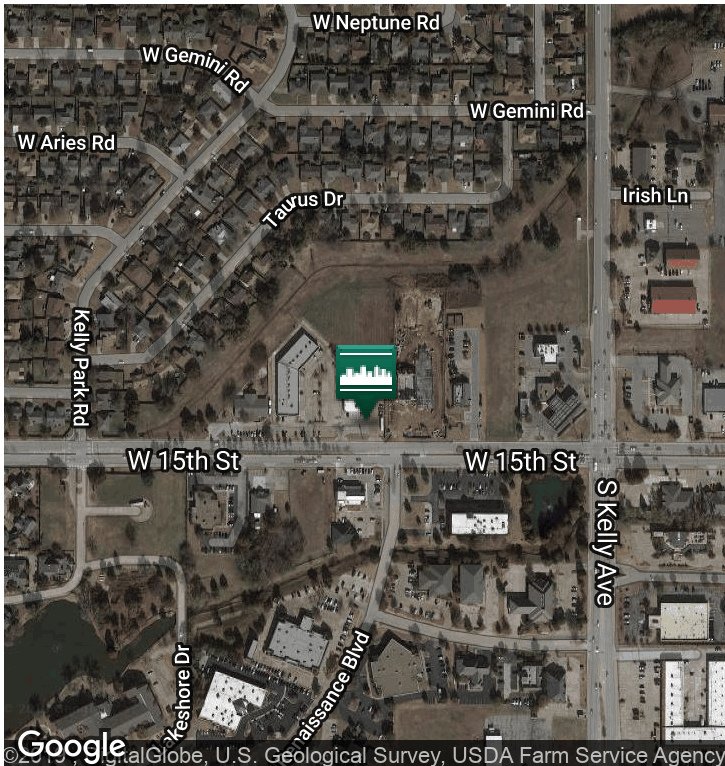
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PRICE EDWARDS & COMPANY

Floor Plan

- AVAILABLE - 1,820 SF - Suite 1151
- Salon El Mexicano New Style — Suite 1149
- Star Pharmacy — Suite 1147A
- AVAILABLE 1,200 SF — Suite 1147
- AVAILABLE 1,200 SF — Suite 1145
- So Relaxed Massage — Suite 1143
- AVAILABLE 1,880 SF — Suite 1139
- AVAILABLE 1,870 SF — Suite 1137
- AVAILABLE 1,190 SF — Suite 1135
- Beauty Co-op — Suite 1133
- AVAILABLE 1,190 SF — Suite 1131
- Love on a Leash — Suite 1129

DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	141,188
Population Density	141,188
Median Age	33.0
Median Age (Male)	31.6
Median Age (Female)	34.1
Total Households	55,361
# of Persons Per HH	2.6
Average HH Income	$81,476
Average House Value	$208,423

TRAFFIC COUNTS (per ACOG)

W 15th	east	19,220
W 15th	west	16,619
Kelly	north	20,882
Kelly	south	26,570

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