

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.

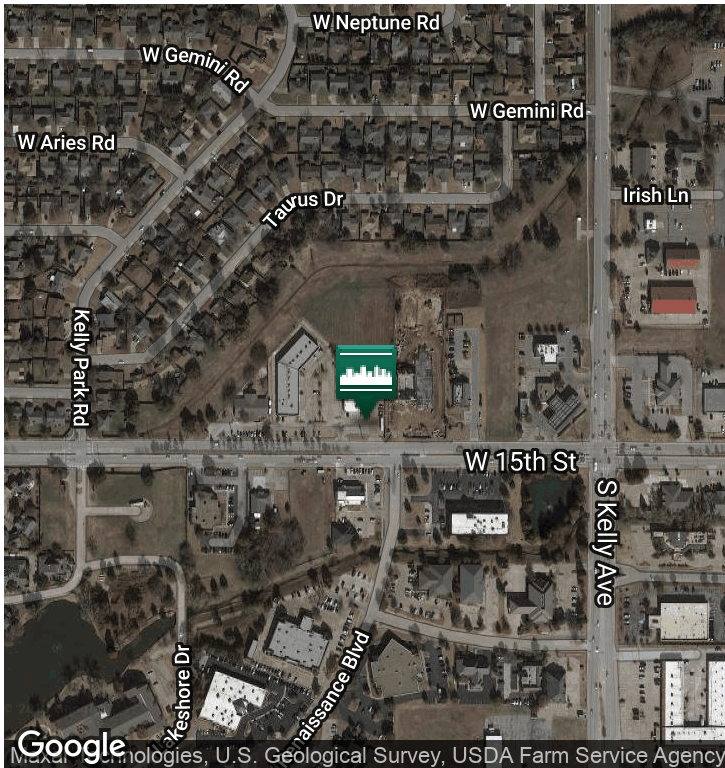
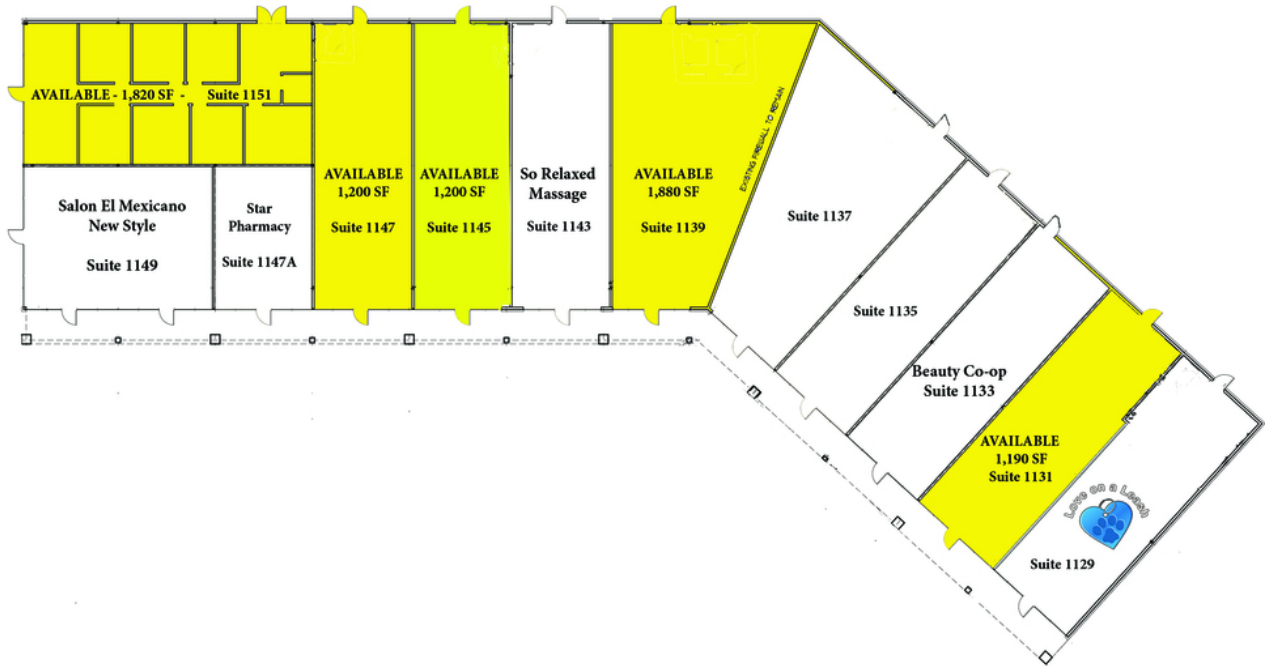
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GEORGE WILLIAMS, CCIM

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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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