



OFFERING SUMMARY

| | |
|----------------|----------------------------|
| Lease Rate: | \$12.00 SF/yr (NNN) |
| Building Size: | 15,750 SF |
| Available SF: | 1,190 - 1,880 SF |
| Lot Size: | 1.51 Acres |
| Year Built: | 1986 |
| Submarket: | Edmond/North Oklahoma City |
| Cross Streets: | W 15th St & S Kelly Ave |

04142020

PROPERTY OVERVIEW

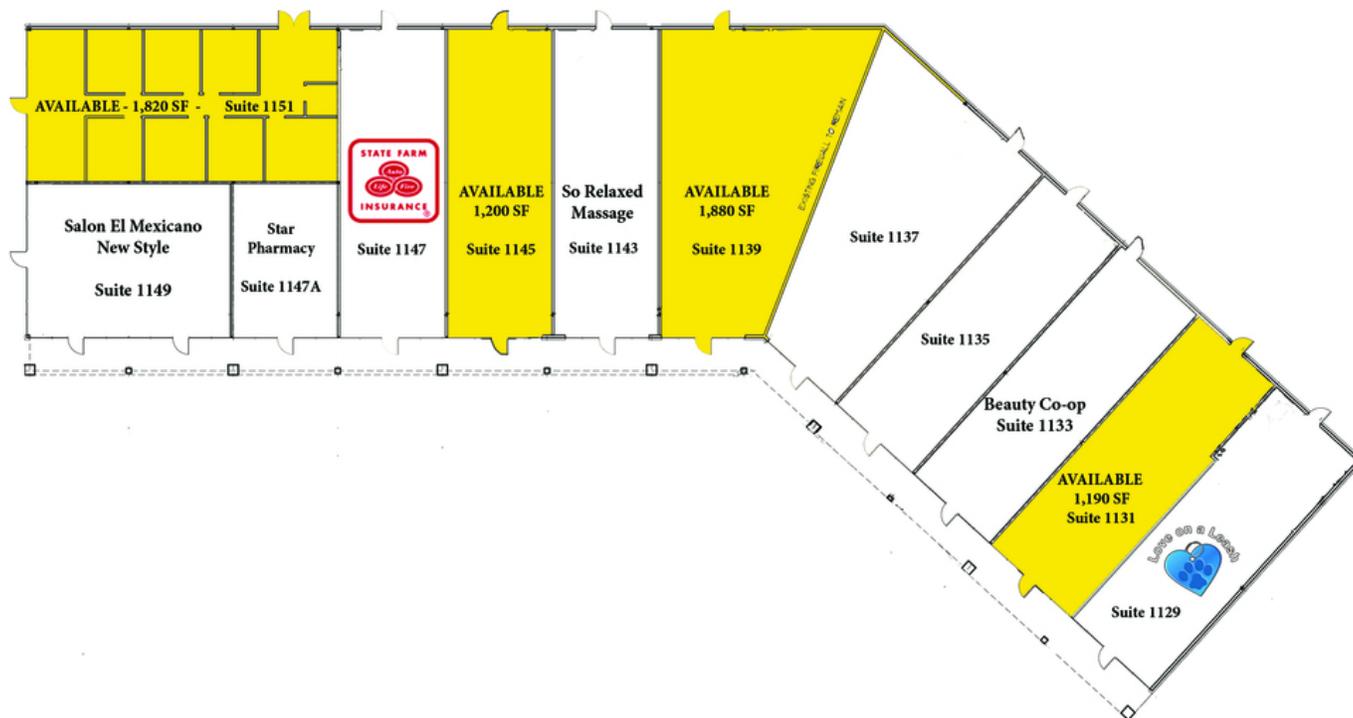
Westbrook Plaza is located in the heart of Edmond Oklahoma – Oklahoma City's preferred sub market. Just west of Kelly on highly trafficked 15th Street, Westbrook plaza is a short drive west of Broadway /Broadway Extension and less than 3 miles from the Kilpatrick Turnpike providing easy access to the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

| SPACES | LEASE RATE | SPACE SIZE |
|--------|---------------|------------|
| 1151 | \$12.00 SF/yr | 1,820 SF |
| 1145 | \$12.00 SF/yr | 1,200 SF |
| 1139 | \$12.00 SF/yr | 1,880 SF |
| 1131 | \$12.00 SF/yr | 1,190 SF |

GEORGE WILLIAMS, CCIM
405.239.1270
gwilliams@pricedwards.com
pricedwards.com



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,506 | 72,525 | 141,188 |
| Average age | 30.6 | 31.4 | 33.0 |
| Average age (Male) | 29.0 | 30.0 | 31.6 |
| Average age (Female) | 32.7 | 32.7 | 34.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 3,850 | 27,730 | 55,361 |
| # of persons per HH | 2.5 | 2.6 | 2.6 |
| Average HH income | \$59,918 | \$71,239 | \$81,476 |
| Average house value | \$142,711 | \$185,918 | \$208,423 |

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS-ACOG

| | | | |
|-------------|-------|-------|-----------------|
| W 15th St | east | west | 19,220 17,660 |
| S Kelly Ave | north | south | 25,078 30,729 |

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