



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

This property is located in a prime area with tremendous potential. Currently a successful Digital Marketing Studio, the building features exposed ceilings, a large studio space with an all-glass wall opening up to an enclosed patio, four separate office areas, a workshop area, two bathrooms, and a kitchen area. Two HVAC systems allow for dual tenancy if desired. It's ADA Accessible, fully integrated with fire sprinklers, and has a lawn sprinkler system. Easy access to the roof from inside adds to its appeal.

The property is surrounded by a wide variety of businesses including Pepperoni Grill, Walgreens, Prime Bank, Uptown Grocery, Lowe's, Qdoba, The Garage, and more. It's conveniently located off Covell, which will eventually be a main artery between I-74 and I-35. The heavy traffic area with Mitch Park, YMCA, and Cheyenne Middle School ensures a constant flow of potential customers. Whether for retail or office use, the property's open concept and potential for dual tenancy make it an attractive option for investors looking to capitalize on Edmond's growth and development.

PROPERTY HIGHLIGHTS

- Type: Retail StoreFront / Office
- Building Size: 3,438 SF
- Year Built: 2009
- Renovated: 2019
- Tenancy: Single
- Building Height: 1 Story
- Building FAR: 0.17
- Land Acres: 0.46 AC
- Zoning: E-2
- Parking: 16 Spaces (4.71 Spaces per 1,000 SF Leased)

OFFERING SUMMARY

Sale Price:	\$874,000
Lot Size:	20,075 SF
Building Size:	3,438 SF

AARON DIEHL

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BACK40 DESIGNS STUDIO OFFICE

1024 WEST COVELL ROAD EDMOND, OK 73003

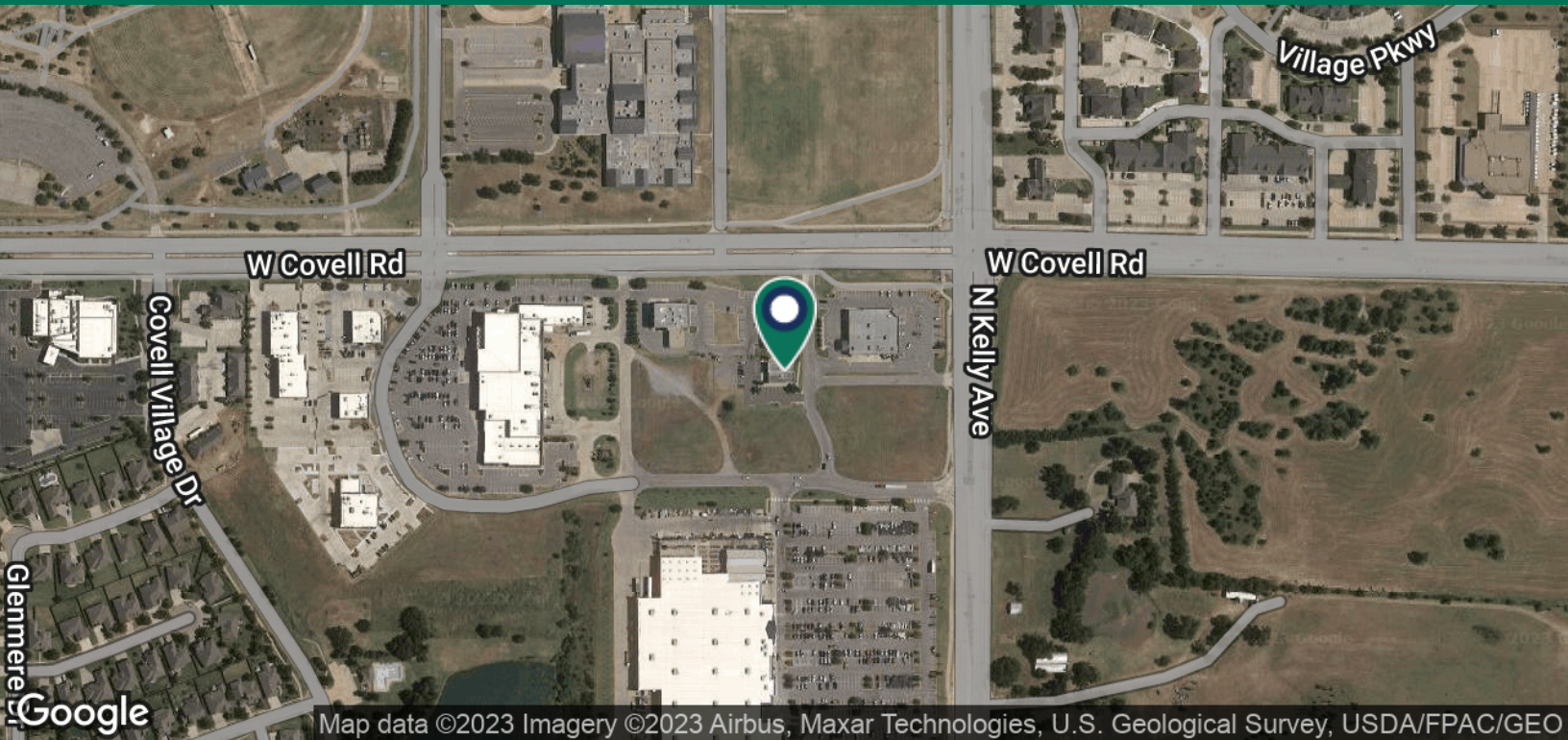


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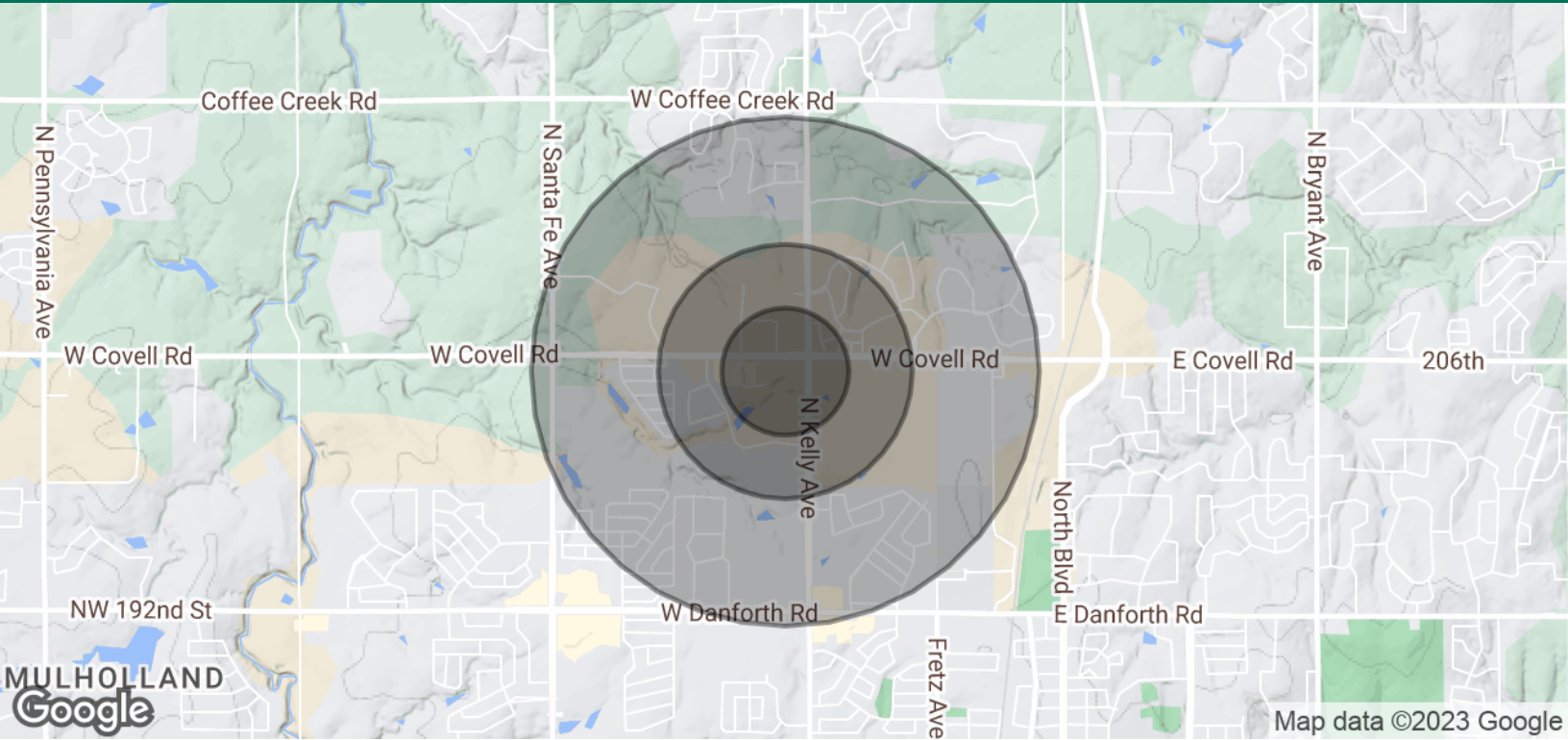


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	580	2,060	8,112
Average Age	36.8	38.6	38.4
Average Age (Male)	40.5	40.0	37.8
Average Age (Female)	31.4	34.2	36.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	199	728	2,818
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$111,587	\$114,906	\$113,205
Average House Value	\$314,056	\$316,716	\$281,637

* Demographic data derived from 2020 ACS - US Census

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