

15TH STREET STATION | FOR SALE

180 W 15TH ST, EDMOND, OK 73013



**ROSHA WOOD**

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**Sale Price**  
\$2,145,000



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### PROPERTY DESCRIPTION

We are excited to present a rare and exceptional investment opportunity at 15th St. Station, a primary retail center located in the heart of Edmond, Oklahoma. Strategically shadow-anchored by Solid Rock Basketball facility, hosting numerous sporting events bringing in clientele from all over the U.S, as well as Dental Depot! This property benefits from significant foot traffic and excellent visibility at one of Edmond's busiest intersections.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$2,145,000
<b>Lot Size:</b>	1.79 Acres
<b>Building Size:</b>	11,675 SF
<b>Built:</b>	2008
<b>NOI:</b>	\$156,790.80
<b>Cap Rate:</b>	7.3%

### PROPERTY HIGHLIGHTS

- Conveniently situated at the bustling intersection of W. 15th St. and Broadway, ensuring high accessibility and visibility for tenants.
- Shadow-anchored by Solid Rock Basketball and surrounding businesses, which attracts a steady influx of visitors, enhancing traffic for nearby businesses.
- The retail center hosts a mix of retail, office, and medical businesses, catering to a widespread customer base. Current tenants include health and wellness services, retail shops, and professional offices, meeting the needs of a dense local population.
- Abundant parking spaces are available for customers and tenants, facilitating easy access and enhancing visitor experience.
- The center's diverse tenant portfolio and thriving location promise robust rental income for years to come!
- Edmond, Oklahoma, is renowned for its vibrant community, robust economic development, and increasing population density. With a growing number of residential developments nearby, 15th St. Station is poised to benefit from sustained demand for retail and services in the area.

### ROSHA WOOD

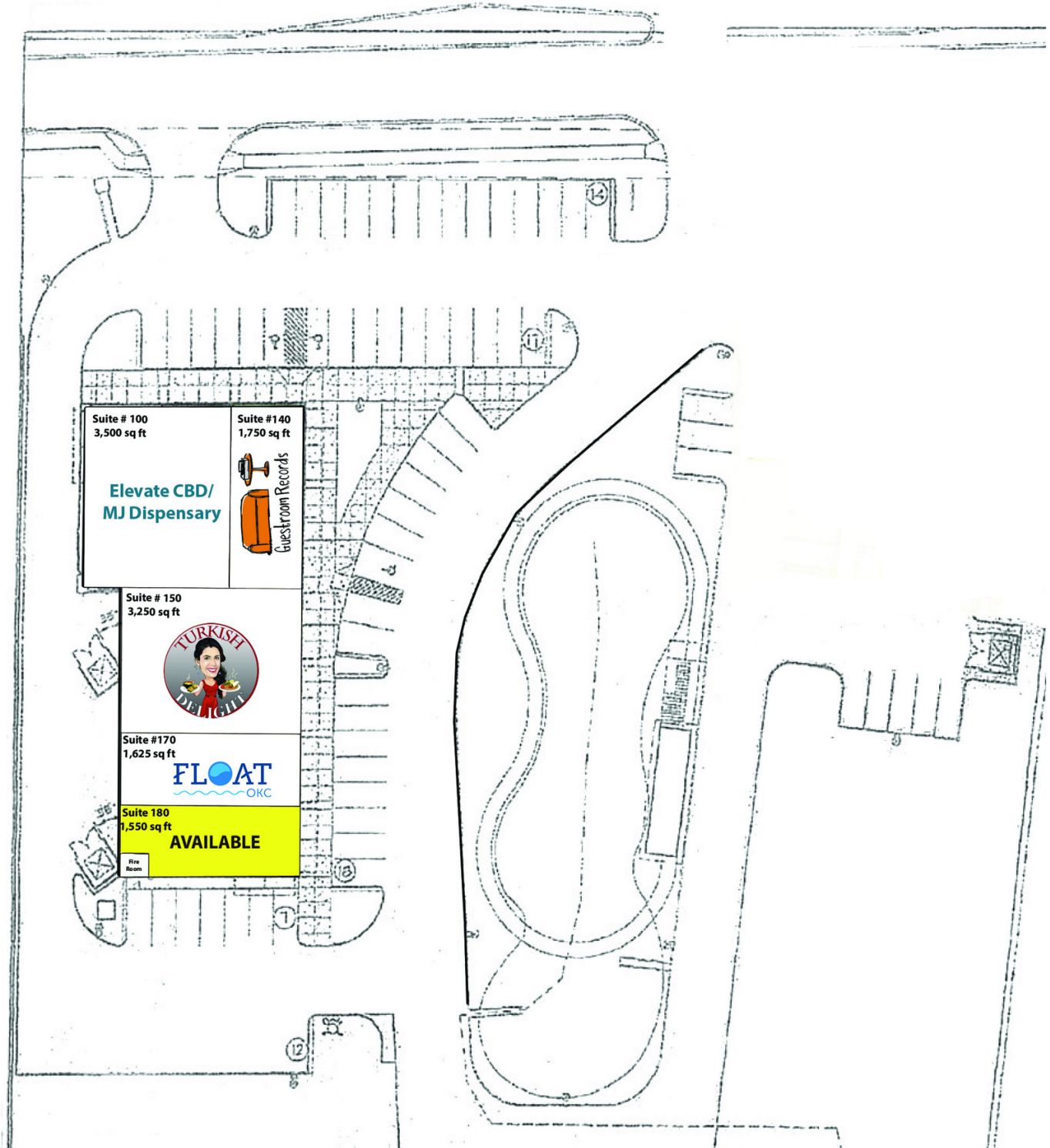
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## 15th Street



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,218	83,609	161,136
Average Age	38	38	38
Average Age (Male)	35	37	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,003	33,080	63,252
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$79,840	\$111,727	\$120,260
Average House Value	\$209,566	\$302,563	\$339,089

Demographics data derived from AlphaMap

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