

# GROCERY ANCHORED PAD SITE

East Edmond, Oklahoma



## LAND SPACE NOW AVAILABLE

Sale Price:	\$1,500,000
Price PSF:	\$22.65
Lot Size:	1.52 Acres
Market:	Oklahoma City Metro
Sub Market:	Edmond
Cross Streets:	E Covell Road & N Sooner Road

## PROPERTY OVERVIEW

The development land is situated along the frontage of Covell Road with the popular grocer, Crest Foods, anchoring the pad site. The retailers in the vicinity includes: Starbucks, Qdoba, Braums with McDonalds building soon. The site is located in front of Fairfax Estates, an elegant neighborhood with amenities such as The Golf Club of Edmond. Covell and I-35 has proven to be the major interstate portal for the higher income homes in East Edmond, driving all the immediate commercial development in the area.

## LOCATION OVERVIEW

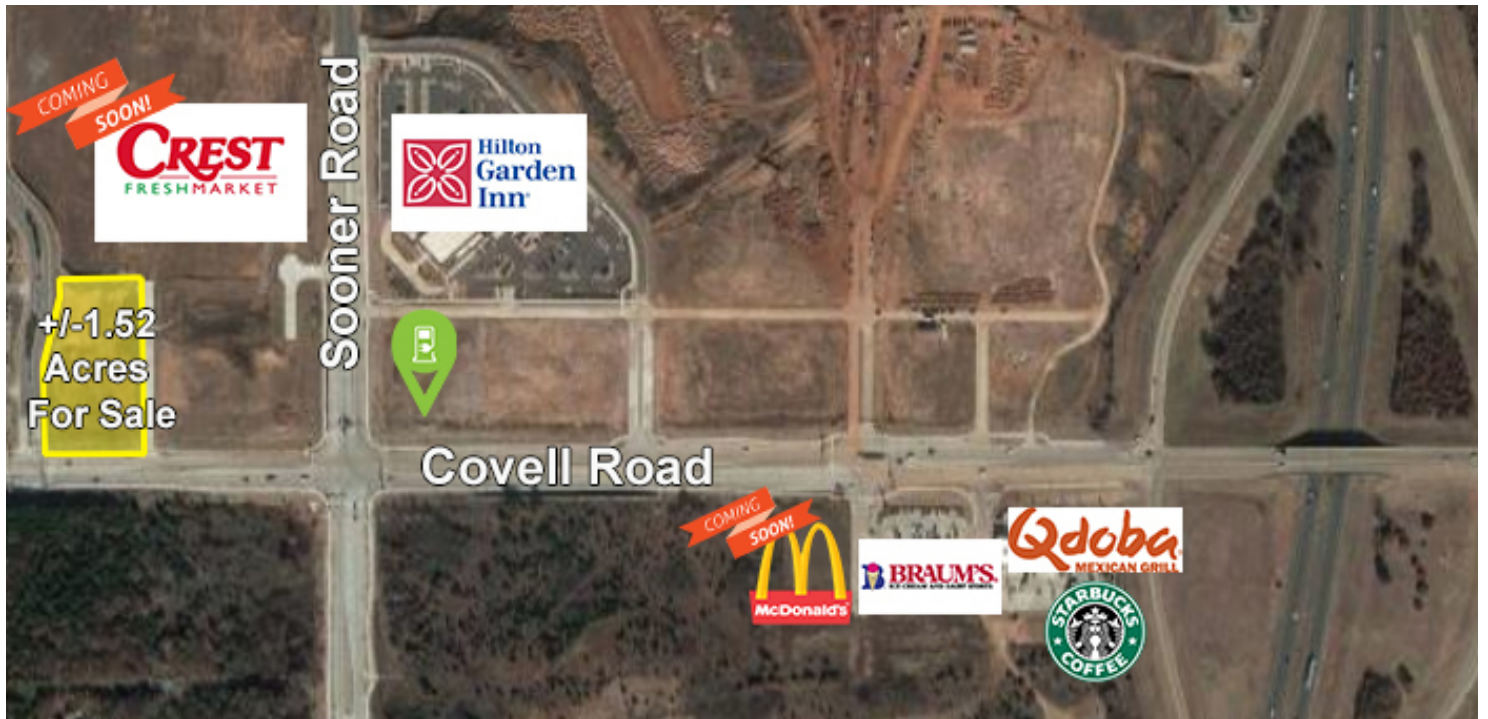
The subject property is located just off the north west corner of E Covell Road and N Sooner Road in Edmond, Oklahoma. Covell Road has shown tremendous growth with new development at Sooner east to Interstate 35. In the immediate area the Edmond Hilton Garden Inn Convention Center and Showbiz Cinemas are some of the large developments driving traffic and development to east Edmond.

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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	171,919
Population Density	171,919
Median Age	34.9
Median Age (Male)	33.8
Median Age (Female)	36.0
Total Households	64,712
# of Persons Per HH	2.7
Average HH Income	\$96,130
Average House Value	\$257,739

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