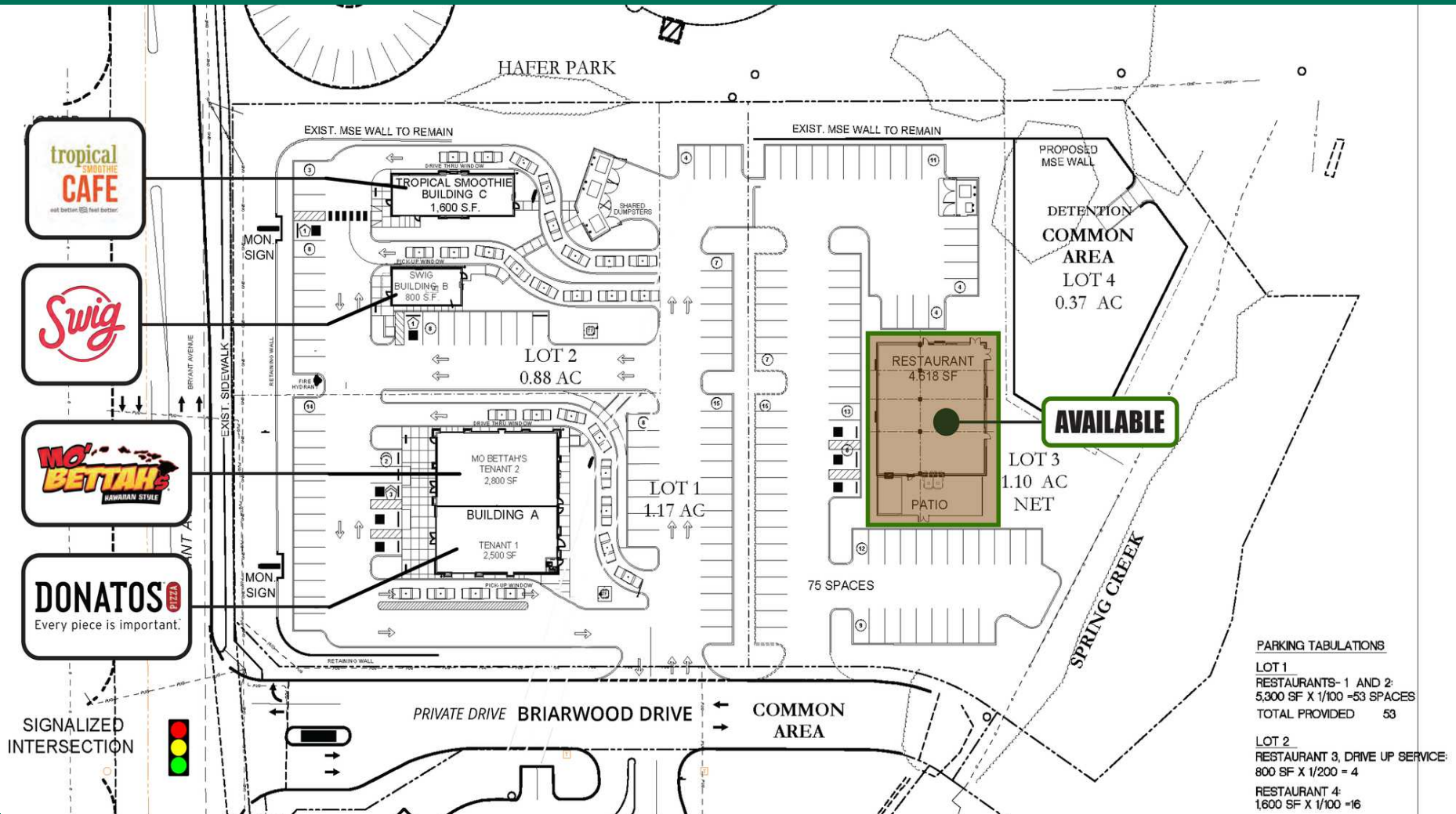


SPRING CREEK VILLAGE OUTLOT

1138 S BRYANT AVE (BRIARWOOD DR), EDMOND, OK 73034



BRANDY RUNDEL
retail leasing associate
brundel@priceedwards.com
O: 405.990.5337 C: 405.990.5337

MONICA WITTRICK
Leasing & Sales associate
mwittrick@priceedwards.com
O: 405.843.7474

Sale Price
\$1,200,000

Lease Rate
\$85,000.00 per year (Ground)

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1138 S BRYANT AVE (BRIARWOOD DR), EDMOND, OK 73034

PROPERTY DESCRIPTION

This is an exceptional opportunity to lease or purchase prime commercial real estate at Lot 3, located at the highly sought-after intersection of SE 15th and Bryant Avenue in Edmond, OK. Situated in one of Edmond's most desirable areas, this outparcel site is surrounded by a thriving retail and dining hub, including popular restaurants like Tropical Smoothie Cafe, Swig, Mo' Bettah, and Donato's Pizza. With this high-traffic location, your business will benefit from exceptional visibility and access, making it ideal for medical use or other professional services.

Edmond is renowned for its outstanding quality of life, combining the charm of historic shopping areas with modern amenities. The city offers top-notch hotels, convenient attractions, championship golf courses, and beautiful public art on almost every corner.

Surrounded by popular restaurants like Tropical Smoothie Cafe, Swig, Mo' Bettah, and Donato's Pizza.

LOT	LEASE RATE	SPACE SIZE
Lot 3	\$85,000 per year	1.1 Acres

PROPERTY HIGHLIGHTS

- Prime medical use location at SE 15th and Bryant Avenue
- High-traffic area with excellent visibility and accessibility
- Site is graded and compacted
- Signal and access street installed
- Stormwater detention is completed
- All utilities are installed

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate	\$85,000.00 per year (Ground)
Available SF:	47,916 SF
Lot Size:	1.1 Acres

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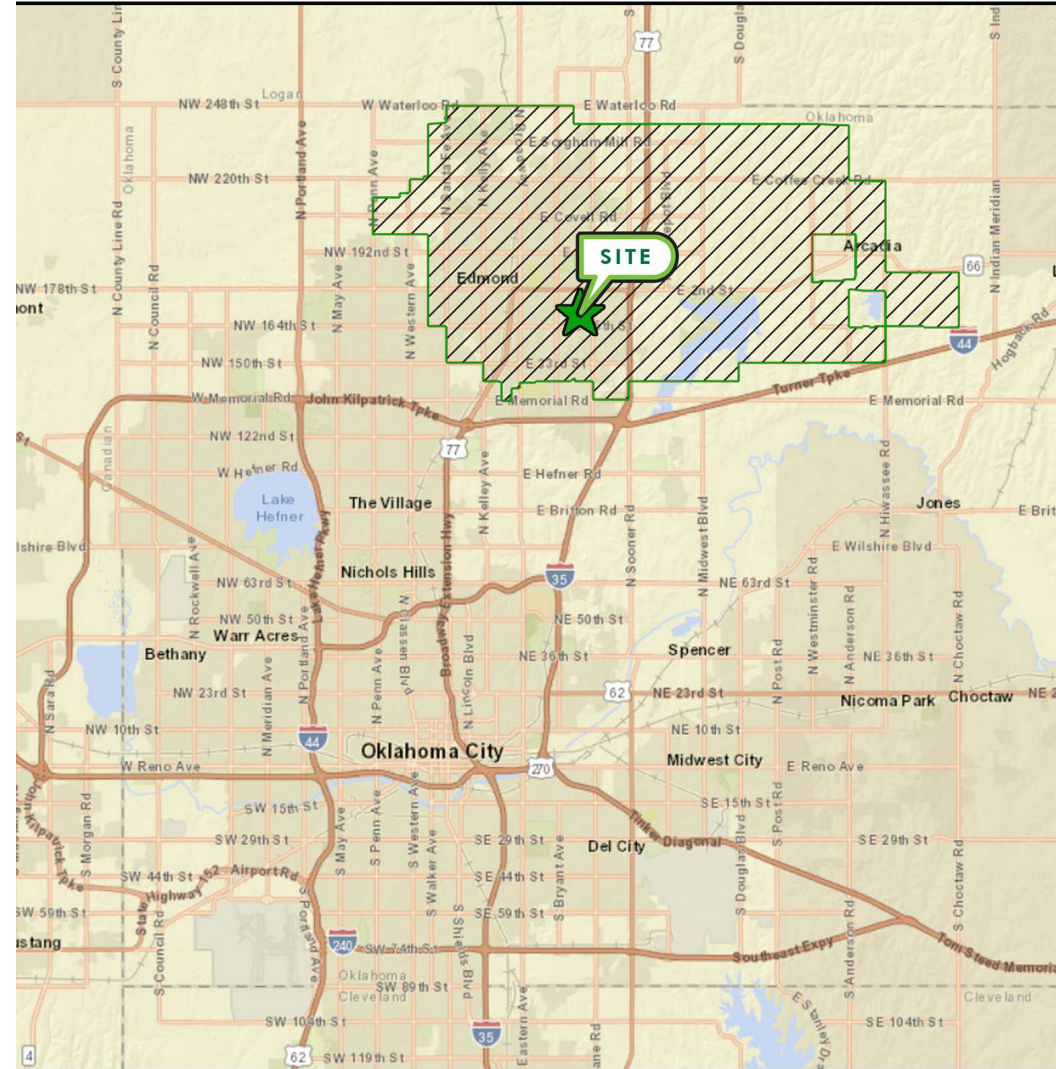
SPRING CREEK VILLAGE OUTLOT

1138 S BRYANT AVE (BRIARWOOD DR), EDMOND, OK 73034

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,996	67,383	128,667
Average Age	37	39	39
Average Age (Male)	36	37	37
Average Age (Female)	38	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,114	27,102	49,863
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$113,703	\$116,602	\$129,711
Average House Value	\$324,818	\$328,115	\$368,917

Demographics data derived from AlphaMap

04042025



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