

DEER CREEK PLAZA

19401 N PORTLAND AVE, EDMOND, OK 73012



PROPERTY DESCRIPTION

Rare leasing opportunity in this fast growing Edmond location on 192nd and Portland! Provides quick access to the Turnpike, this space won't last long!

DO NOT DISTURB TENANT

PROPERTY HIGHLIGHTS

- Water/Sewer billed back to Tenant Monthly - averaging \$40-\$50 per mth - (approx)
- LL will make sure HVAC, Electrical, Water/Sewer are in good working order
- Minimum 3 year lease term required
- Tenant to take the space in "as is" condition"
- NNN charge - \$2.52 per sf
- No Dispensaries allowed

OFFERING SUMMARY

Lease Rate	\$15.00 SF/yr (NNN)
Available SF:	1,500 SF
Lot Size:	1.45 Acres
Building Size:	10,710 SF

SPACE	LEASE RATE	SPACE SIZE
19405	\$15.00 SF/yr	1,500 SF

ROSHA WOOD

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,128	26,276	73,214
Average Age	36.3	34.2	35.4
Average Age (Male)	44.6	34.5	34.4
Average Age (Female)	30.4	32.7	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	840	8,689	28,989
# of Persons per HH	3.7	3.0	2.5
Average HH Income	\$148,504	\$130,128	\$108,335
Average House Value	\$425,259	\$416,285	\$324,588

* Demographic data derived from 2020 ACS - US Census

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