



### PROPERTY DESCRIPTION

Shoppes At Edmond University, located at 2nd and Bryant in Edmond (the premier retail corridor in this market) is a neighborhood center anchored by Walmart Neighborhood Market.

The center's current tenancy include Pei Wei Asian Diner, AT&T and many more.

Directly adjacent to the University of Central Oklahoma, 16,910 students and across from OU Medical Center (300 beds)

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$16.00 SF/yr (NNN)
<b>Available SF:</b>	10,000 SF
<b>Lot Size:</b>	4.89 Acres
<b>Building Size:</b>	77,543 SF

SPACE	LEASE RATE	SPACE SIZE
1159	\$16.00 SF/yr	10,000 SF

### GEORGE WILLIAMS, CCIM

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SHOPPES AT EDMOND UNIVERSITY

1141 E 2ND ST, EDMOND, OK 73034



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## SHOPPES AT EDMOND UNIVERSITY

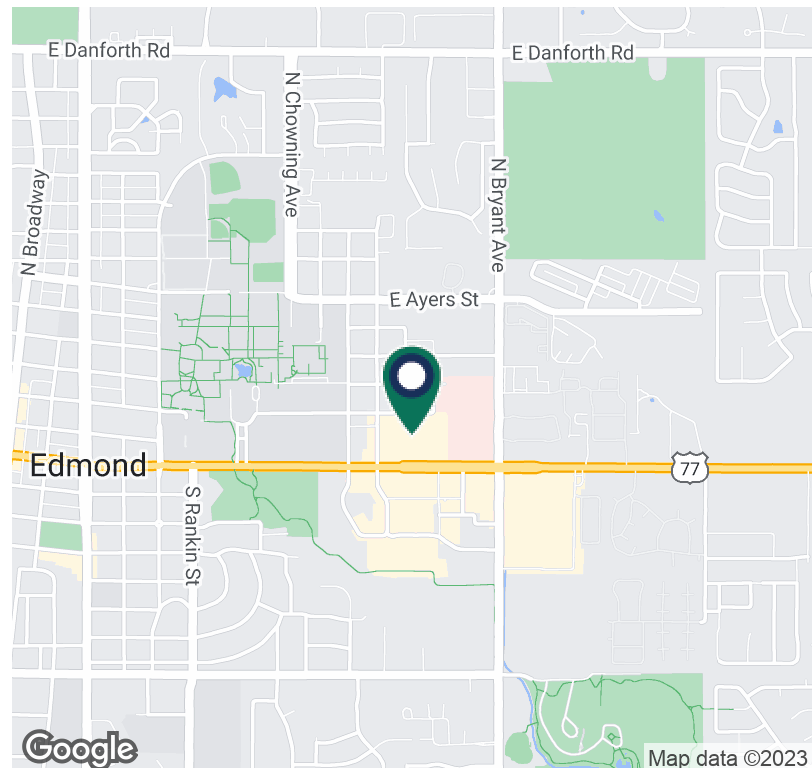
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,927	61,947	110,516
Average Age	27.0	32.6	34.1
Average Age (Male)	25.1	30.2	32.6
Average Age (Female)	29.3	34.8	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,513	23,758	41,530
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$54,192	\$78,114	\$91,891
Average House Value		\$202,560	\$243,472

\* Demographic data derived from 2020 ACS - US Census 04122023



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