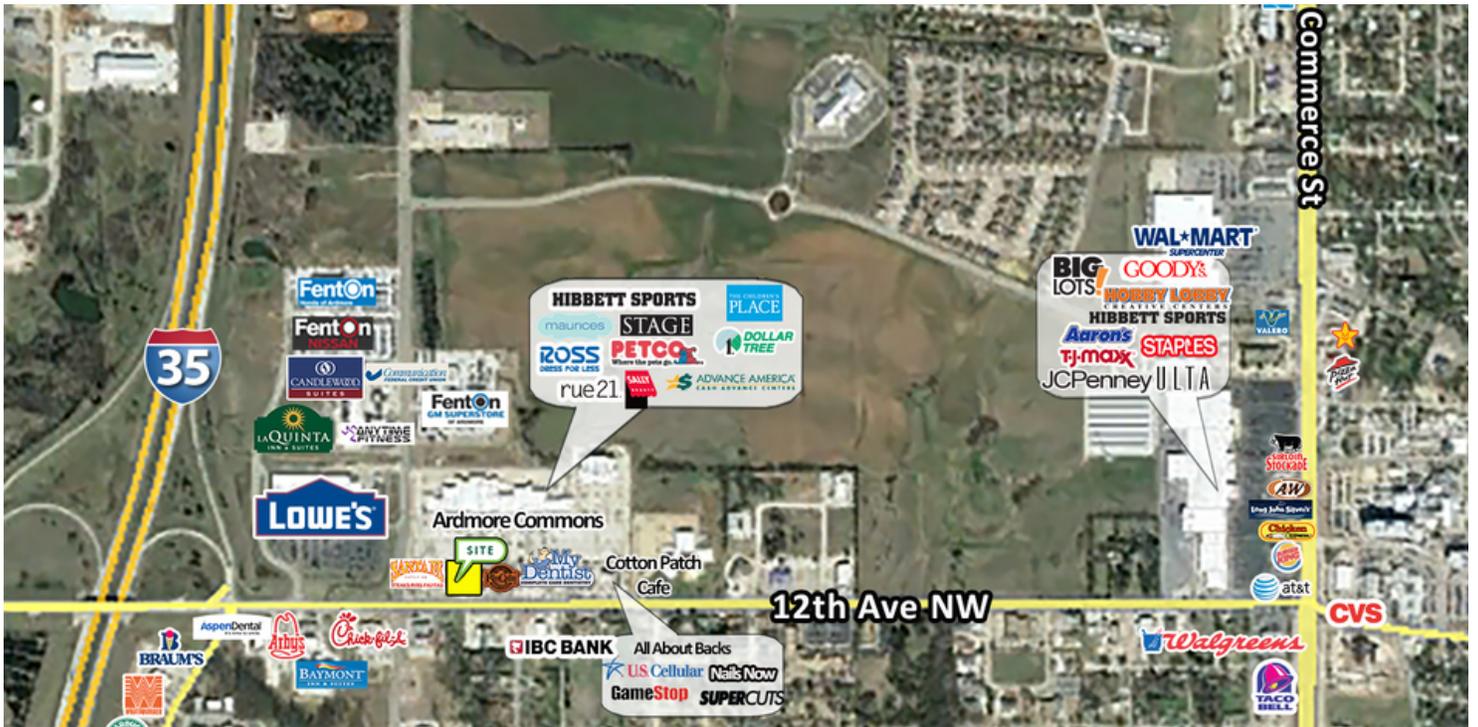


# ARDMORE COMMONS - AVAILABLE SPACE

2401 12th Avenue NW, Ardmore, OK 73401



## RETAIL SPACE NOW AVAILABLE

<b>Available SF:</b>	1,784 SF
<b>Space Feature:</b>	Drive Thru available
<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	4,300 SF
<b>Year Built:</b>	2018
<b>Cross Streets:</b>	12th Avenue NW & I-35

This Freestanding 2 - tenant building is home to Five Guys Burgers and Fries and is part of the popular Ardmore Commons shopping center.

Ardmore Commons is centrally located , just east of Interstate 35, offering excellent traffic, convenience and visibility.

National tenants include Stage, Ross, Petco, Dollar Tree, Sally Beauty, Maurices, The Children's Place, Rue 21, My Dentist, Super Cuts, Game Stop Hibbetts Sports, Sally Beauty and many more.

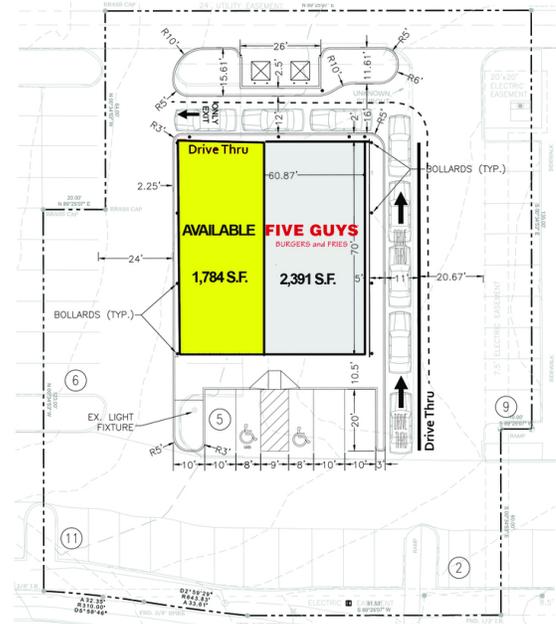
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### BRANDY RUNDEL

Retail Specialist  
 brundel@priceedwards.com  
 405.990.5337  
 210 Park Ave, Suite 700, Oklahoma City, OK 73102  
 priceedwards.com

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## DEMOGRAPHICS- 30 minute drive time

Total Population	60,754
Population Density	60,754
Median Age	37.1
Median Age (Male)	35.4
Median Age (Female)	39.8
Total Households	17,889
# of Persons Per HH	2.7
Average HH Income	\$60,637
Average HH Income-30 minute	\$56,941

## TRAFFIC COUNTS (per ACOG)

12th Ave NW	east/west	15,100
12th Ave NW	west	14,200
I-35	north	35,100
I-35	south	36,300

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