

## DANFORTH PLAZA

2000 W. DANFORTH RD, EDMOND, OK 73003



### PROPERTY DESCRIPTION

Neighborhood retail center just east of N Santa Fe, adjacent to Walmart, on W. Danforth has banking, fast food, and other retail in the immediate area.

Located in the heart of one of the fastest growing parts of Edmond. Danforth Plaza offer ease of access and great exposure.

Neighbors include: Wal-Mart SuperCenter, Kohl's, LA Fitness, The Meat House, Dollar Tree, CVS, 7-Eleven, Payless ShoeSource, At The Beach, Legacy Cleaners and multiple other retailers.

Walmart Shadow Anchored Center  
Strong Edmond Market  
Strong traffic counts

### PROPERTY HIGHLIGHTS

- Walmart shadow anchored center
- Strong Edmond Market
- Strong traffic counts

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$13.00 SF/yr (NNN)
<b>Available SF:</b>	1,400 - 1,800 SF
<b>Lot Size:</b>	4.24 Acres
<b>Building Size:</b>	29,962 SF
<b>Zoning:</b>	Neighborhood Commercial (D2)
<b>Cross Streets:</b>	Danforth & Santa Fe

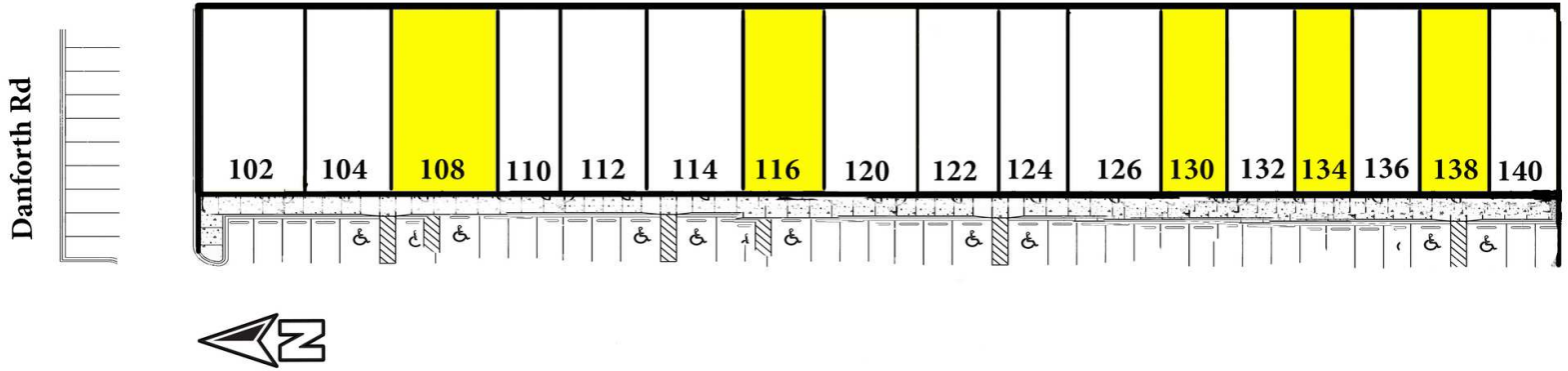
SPACES	LEASE RATE	SPACE SIZE
<b>Suite 108</b>	\$13.00 SF/yr	1,500 SF
<b>Suite 116</b>	\$13.00 SF/yr	1,800 SF
<b>Suite 130</b>	\$13.00 SF/yr	1,400 SF
<b>Suite 134</b>	\$13.00 SF/yr	1,400 SF
<b>Suite 138</b>	\$13.00 SF/yr	1,700 SF

### GEORGE WILLIAMS, CCIM

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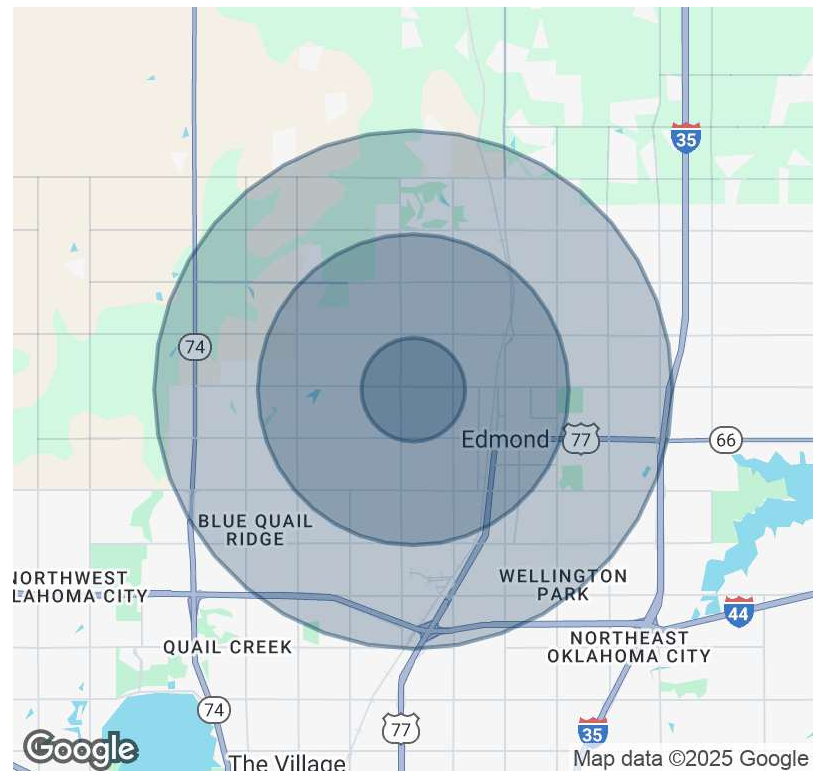


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,469	56,373	121,710
Average Age	34.0	32.9	33.4
Average Age (Male)	33.2	32.0	32.3
Average Age (Female)	34.8	33.7	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,212	21,427	46,257
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$74,087	\$81,197	\$90,890
Average House Value	\$173,581	\$212,300	\$229,687

\* Demographic data derived from 2020 ACS - US Census 01062025



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