

SHOPPES AT EDMOND UNIVERSITY

1141 E 2nd St, Edmond, OK 73034



RETAIL SPACE NOW AVAILABLE

| | |
|-----------------------|-------------------------|
| Available SF: | 1,400 SF |
| Suite: 1173 | 1,400 SF |
| Lease Rate: | \$20.00 SF/yr (NNN) |
| Lot Size: | 4.89 Acres |
| Building Size: | 77,543 SF |
| Sub Market: | Edmond |
| Cross Streets: | E 2nd St & S Bryant Ave |

PROPERTY OVERVIEW

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, Half Price Books, AT&T and many more.

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

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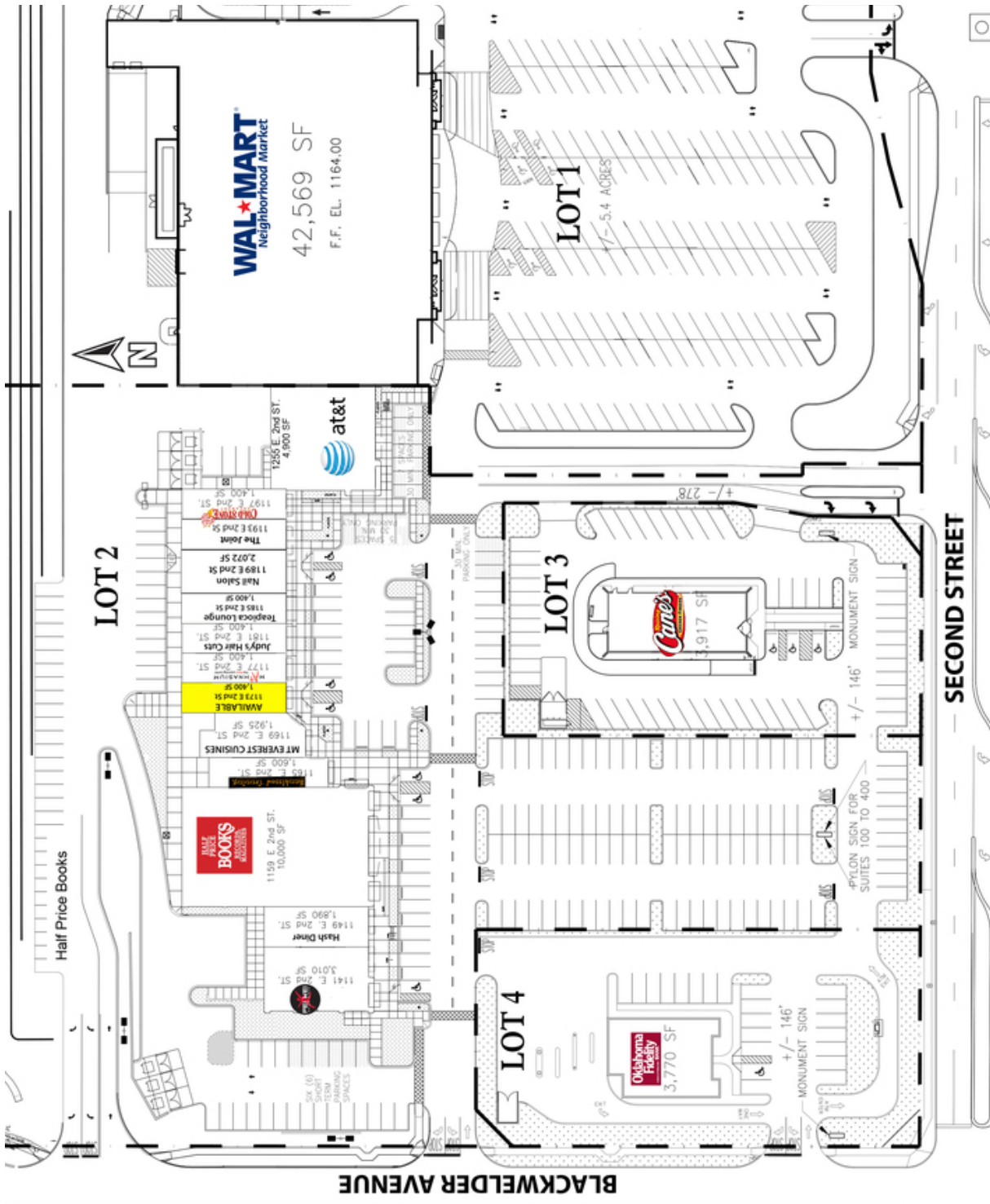
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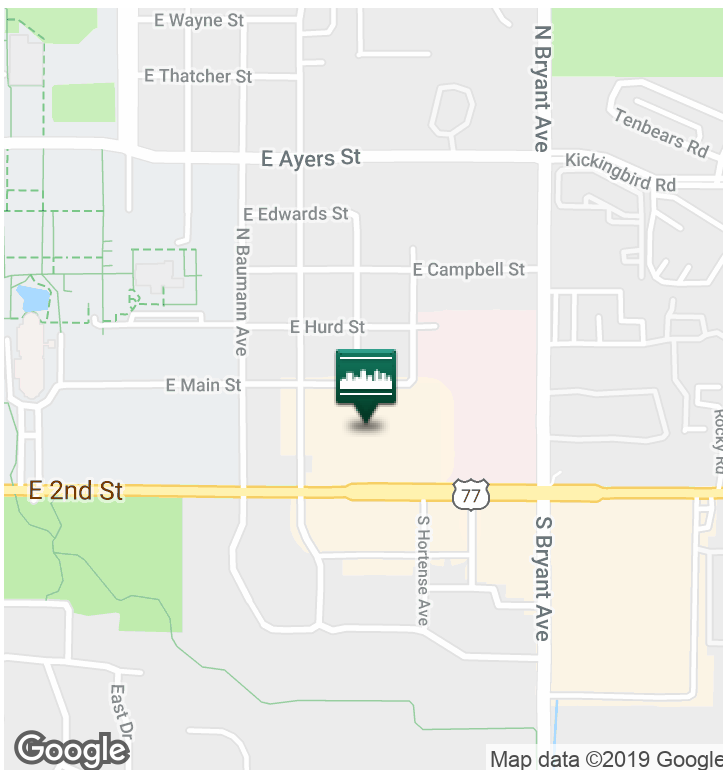
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

| | |
|---------------------|-----------|
| Total Population | 110,516 |
| Population Density | 110,516 |
| Median Age | 34.1 |
| Median Age (Male) | 32.6 |
| Median Age (Female) | 35.4 |
| Total Households | 41,530 |
| # of Persons Per HH | 2.7 |
| Average HH Income | \$91,891 |
| Average House Value | \$243,472 |

TRAFFIC COUNTS (per ACOG)

| | | |
|----------|-------|--------|
| E 2nd St | east | 24,799 |
| E 2nd St | west | 25,969 |
| Bryant | north | 15,196 |
| Bryant | south | 18,904 |

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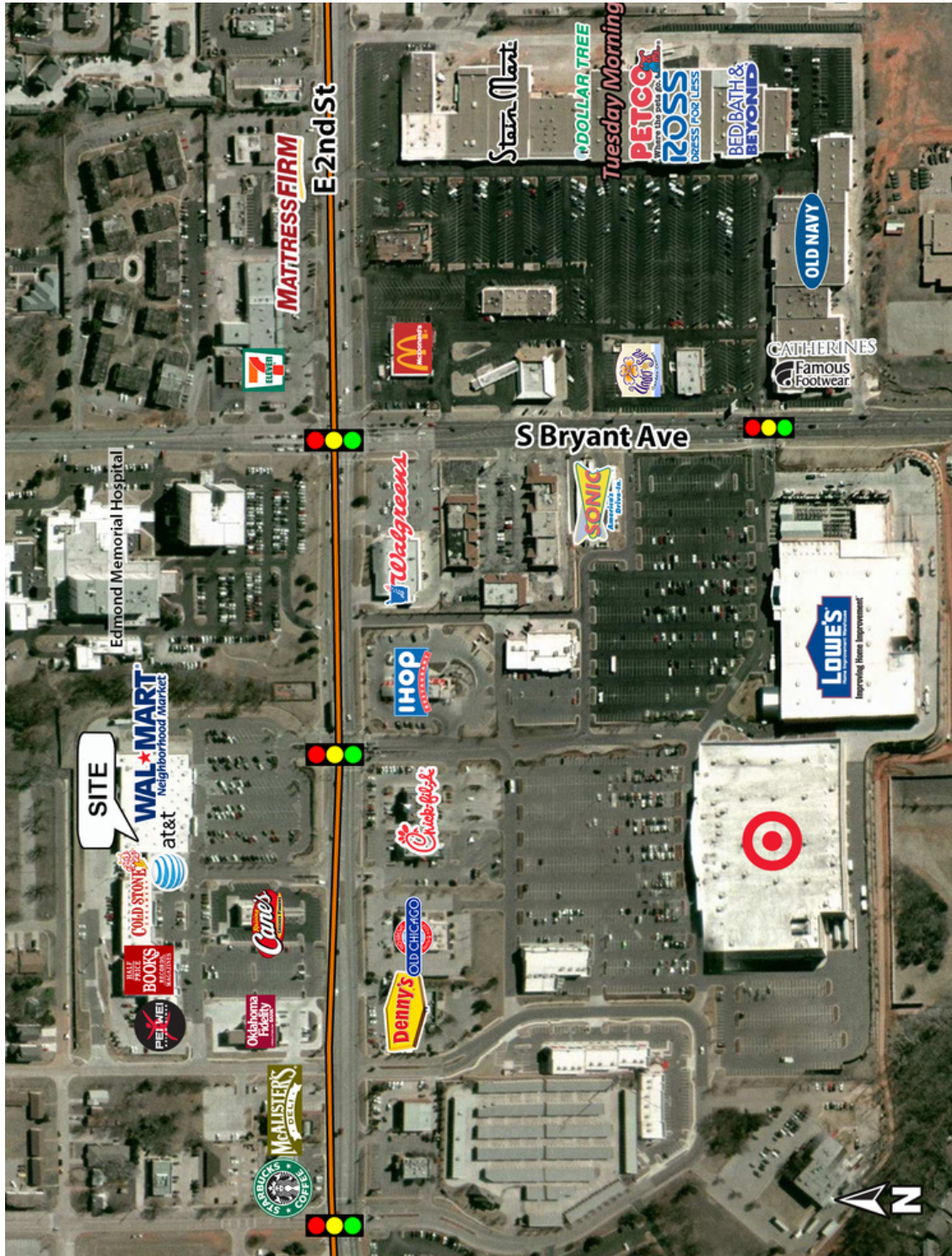
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