

# SHOPPES AT EDMOND UNIVERSITY

1141 E 2nd St, Edmond, OK 73034



## RETAIL SPACE NOW AVAILABLE

<b>Available SF:</b>	1,400 - 1,600 SF
<b>Suite: 1165</b>	1,600 SF
<b>Suite: 1173</b>	1,400 SF
<b>Lease Rate:</b>	\$22.00 SF/yr (NNN)
<b>Lot Size:</b>	4.89 Acres
<b>Building Size:</b>	77,543 SF
<b>Sub Market:</b>	Edmond
<b>Cross Streets:</b>	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.

2nd Generation restaurant space available. (Suite 1165)

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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### GEORGE WILLIAMS, CCIM

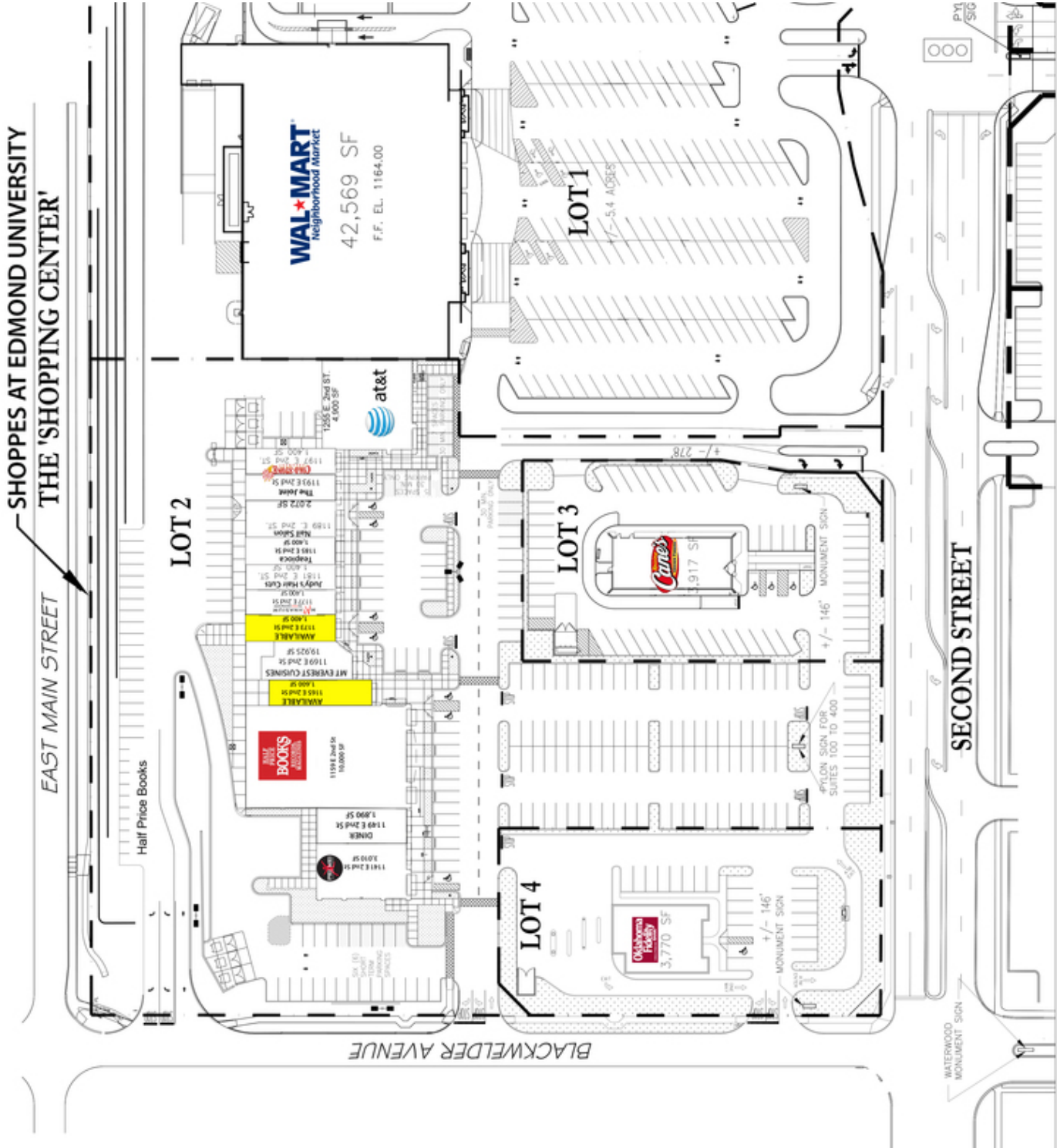
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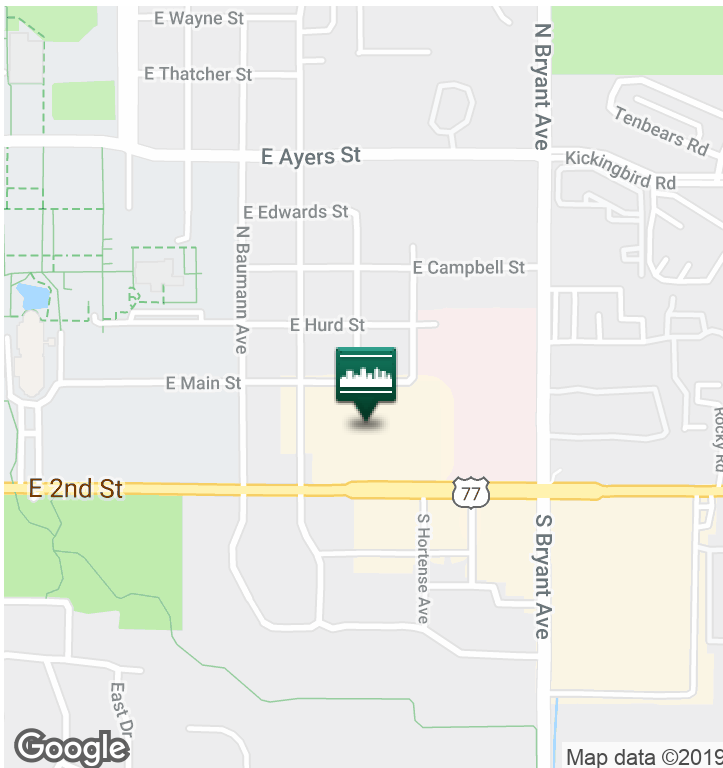
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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

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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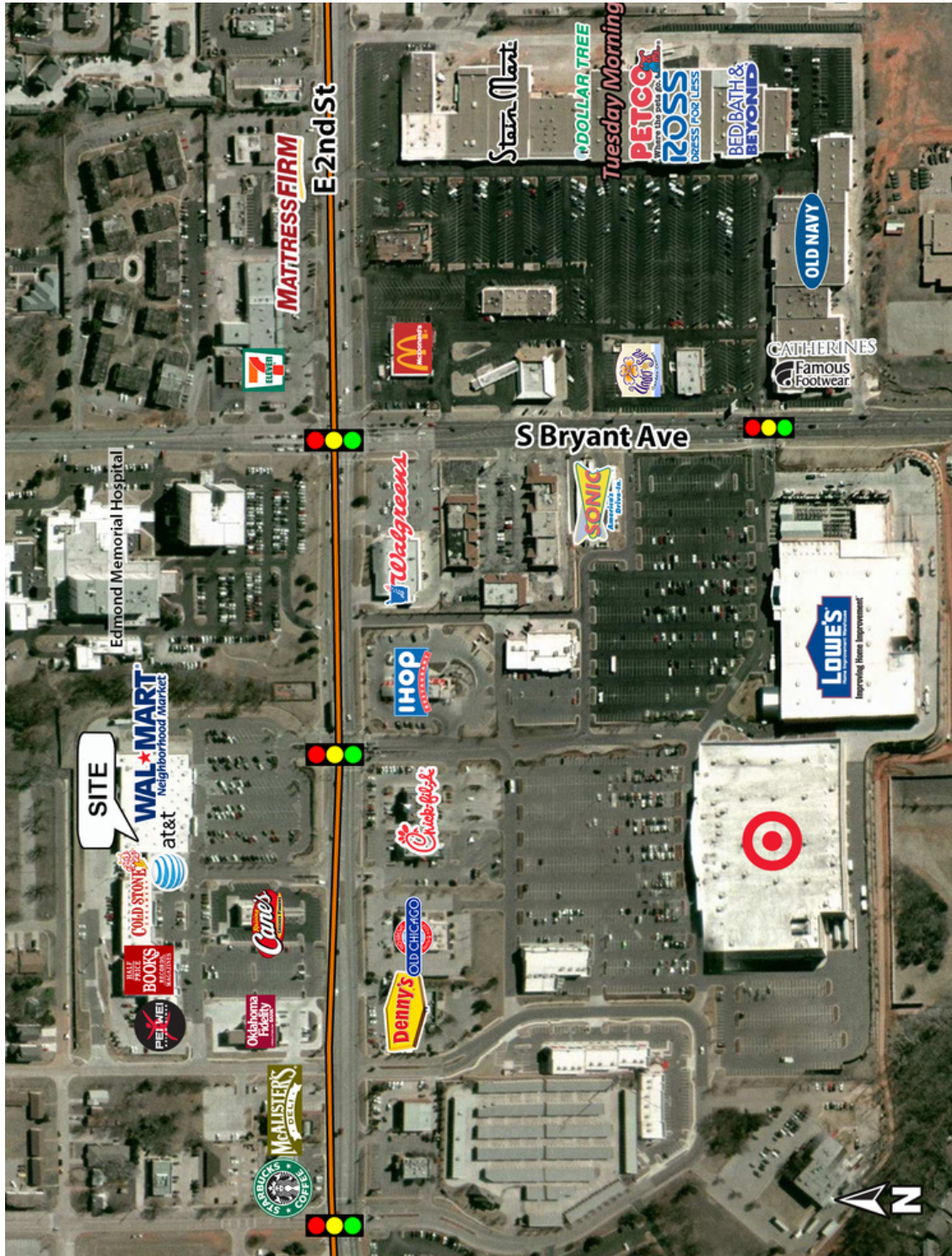
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