

SHOPPES AT FOX LAKE

941 W I-35 FRONTAGE (E 15TH & I- 35) EDMOND, OK 73034



PROPERTY DESCRIPTION

Property is a 26,802 SF retail center that is a part of a high-traffic Walmart SuperCenter and Sam's Club development and is next to two health facilities - Integris Hospital and Mercy Health. With interstate visibility this high-end development is located in high growth geographic center of Edmond, OK - OKC's preferred suburb which has the highest incomes and best schools of any OKC suburb.

Pylon signage available.

Property is located just north of 15th St. on I-35 Frontage Road in Edmond, OK. Neighbors include:

Sam's Club, Walmart SuperCenter, Integris Edmond Hospital, Mercy Health Complex, MidFirst Bank, Buffalo Wild Wings, Whataburger, Braum's and Circle K.

OFFERING SUMMARY

| | |
|-----------------------|-----------------------------|
| Lease Rate: | \$22.00 - \$24.00 SF/yr NNN |
| Available SF: | Fully Leased |
| Lot Size: | 26,250 SF |
| Building Size: | 26,802 SF |

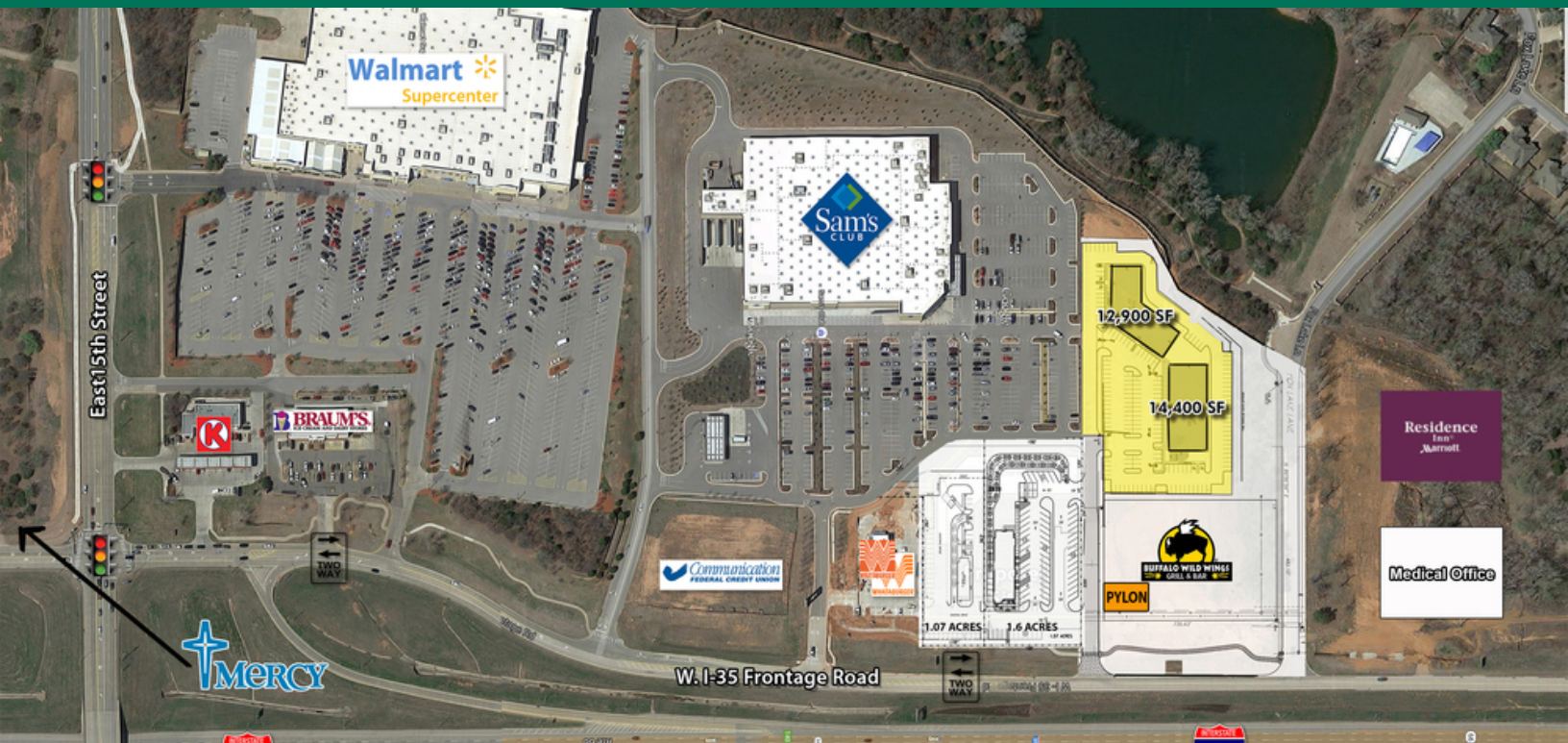
GEORGE WILLIAMS, CCIM

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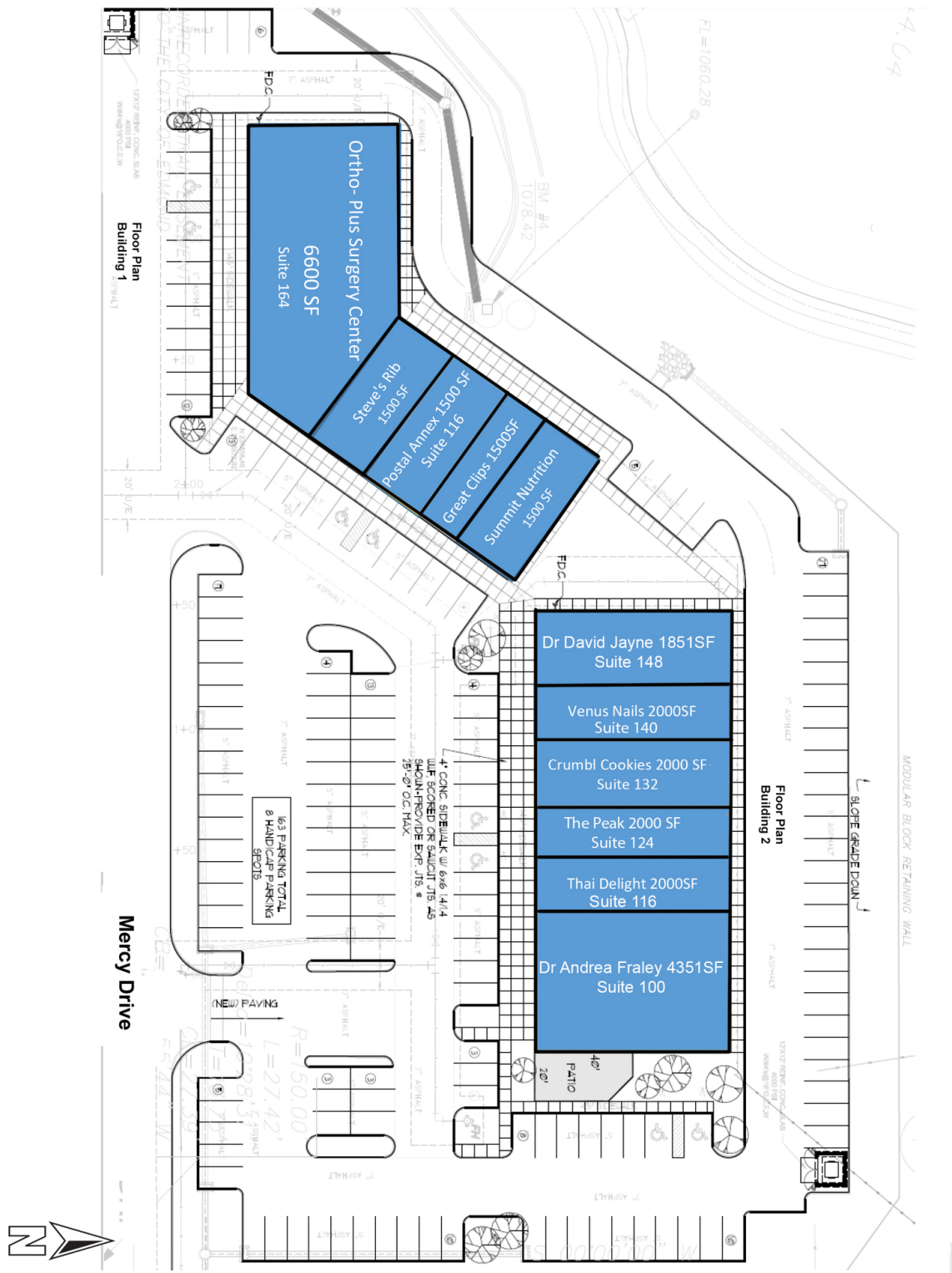
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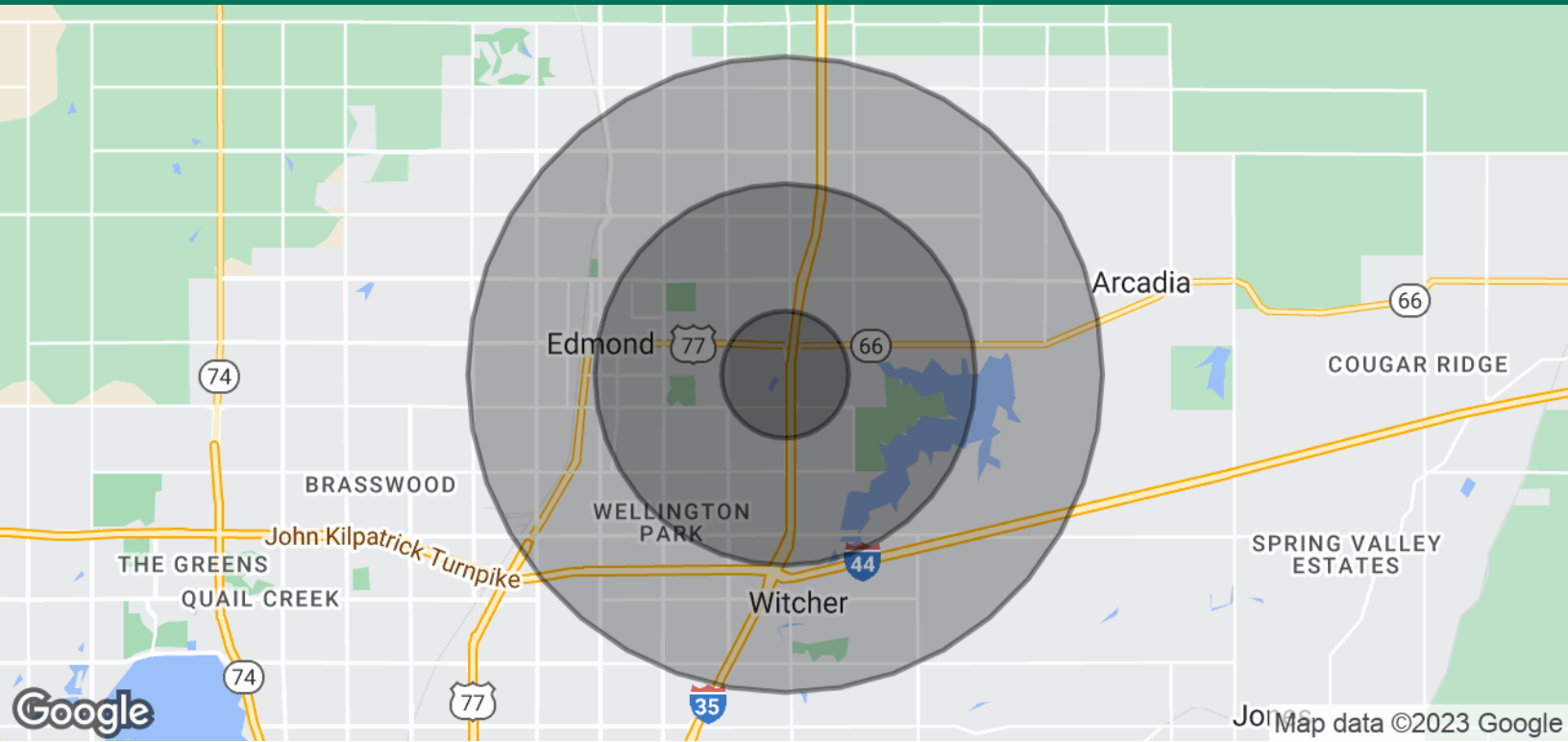
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 3,869 | 27,861 | 73,487 |
| Average Age | 32.8 | 37.0 | 34.1 |
| Average Age (Male) | 28.6 | 34.2 | 32.2 |
| Average Age (Female) | 36.1 | 39.3 | 35.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,543 | 10,512 | 27,675 |
| # of Persons per HH | 2.5 | 2.7 | 2.7 |
| Average HH Income | \$95,679 | \$107,901 | \$91,565 |
| Average House Value | \$442,744 | \$287,148 | \$278,391 |

* Demographic data derived from 2020 ACS - US Census

4/6/2023

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