

# SHOPPES AT FOX LAKE

925- 941 W I-35 Frontage (N/W of E 15th & Interstate 35), Edmond, OK 73034



## RETAIL SPACE NOW AVAILABLE

<b>Available Space-Building 1:</b>	1,500 SF
<b>Available Space-Building 2:</b>	2,000 SF
<b>Suite 116 - Building 1:</b>	1,500 SF
<b>Suite 132 - Building 2:</b>	2,000 SF
<b>Lease Rate:</b>	\$22.00 - 24.00 SF/yr (NNN)
<b>Building Size:</b>	26,802 SF
<b>Market:</b>	North
<b>Sub Market:</b>	Edmond

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.

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### GEORGE WILLIAMS, CCIM

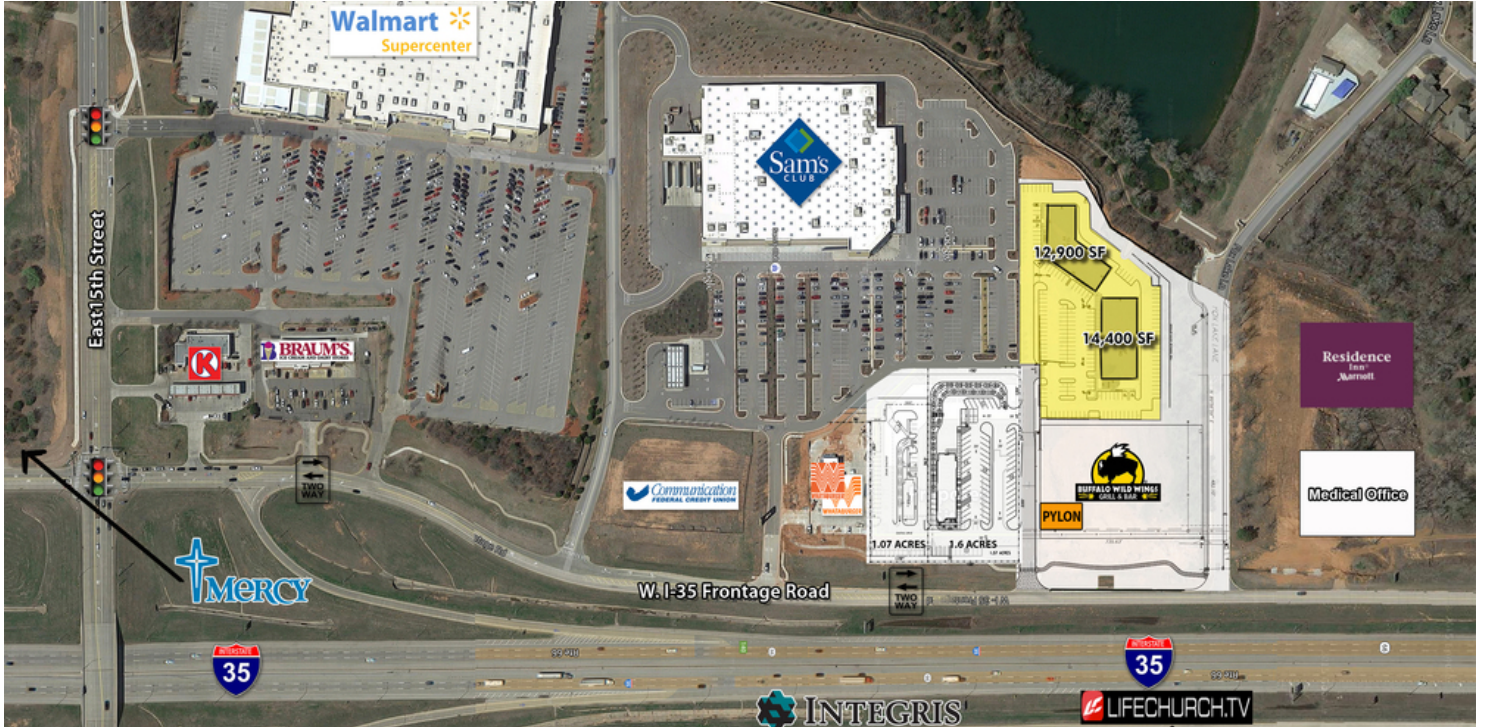
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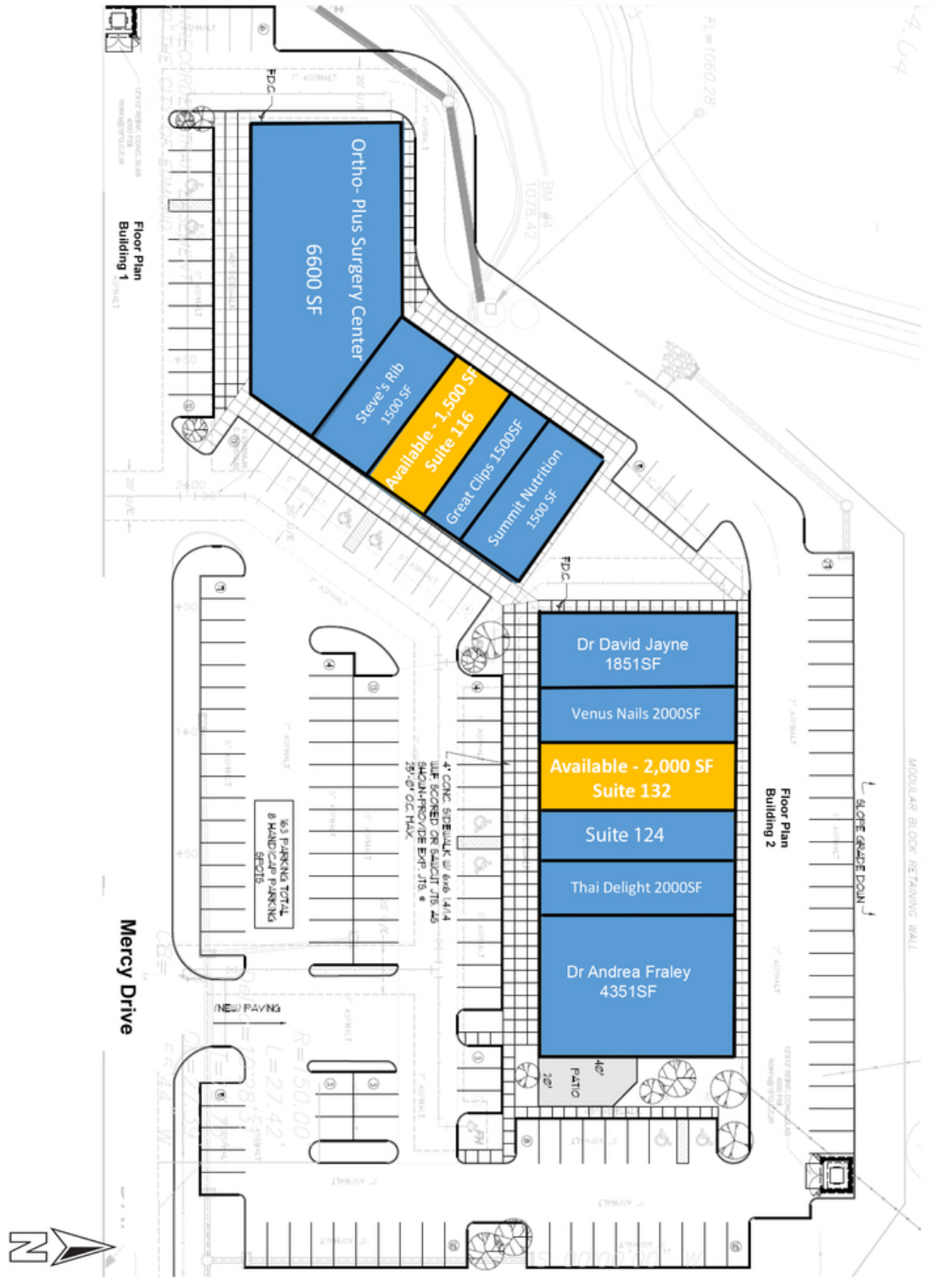
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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	73,487
Population Density	73,487
Median Age	34.1
Median Age (Male)	32.2
Median Age (Female)	35.8
Total Households	27,675
# of Persons Per HH	2.7
Average HH Income	\$91,565
Average House Value	\$278,391

## TRAFFIC COUNTS (per ACOG)

E 15th St	east/west	14,383
E 2nd St	east/west	21,200
Interstate 35	north	67,100
Interstate 35	south	72,700

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