

SIGNAL RIDGE SHOPPING CENTER

1712 S Kelly Ave, Edmond, OK 73013 - (W 15th & S Kelly Ave)



RETAIL SPACE NOW AVAILABLE

Available SF: Suite 1712 - 1,800 SF

Lease Rate: \$14.00 - 16.00 SF/yr (NNN)

Building Size: 36,000 SF

Year Built: 1986

Sub Market: Edmond

Cross Streets: Signal Ridge Drive & Kelly Ave

Signal Ridge Shopping Center is located in the heart of Edmond Oklahoma – Oklahoma City’s preferred sub market. Just south of 15th on highly trafficked Kelly Ave, Signal Ridge Shopping Center is a short drive west of Broadway /Broadway Extension and less than 3 miles from the Kilpatrick Turnpike providing easy access to the property.

Centrally located within the trade area it serves, Signal Ridge has all the ingredients necessary for successful retailing; convenience, high-volume traffic, great visibility and strong demographics.

Retailers in the trade area include Home Depot, Academy, TJ Maxx, PetSmart, Staples, Jersey Mike’s Subs, Ace Hardware, SuperCuts, FastSigns, Crest, and Mazzio’s, among other national, local and regional companies. OU Medical Center – Edmond, The University of Central Oklahoma, Edmond Memorial High School and Santa Fe High School are all located within a 10 minute drive time.

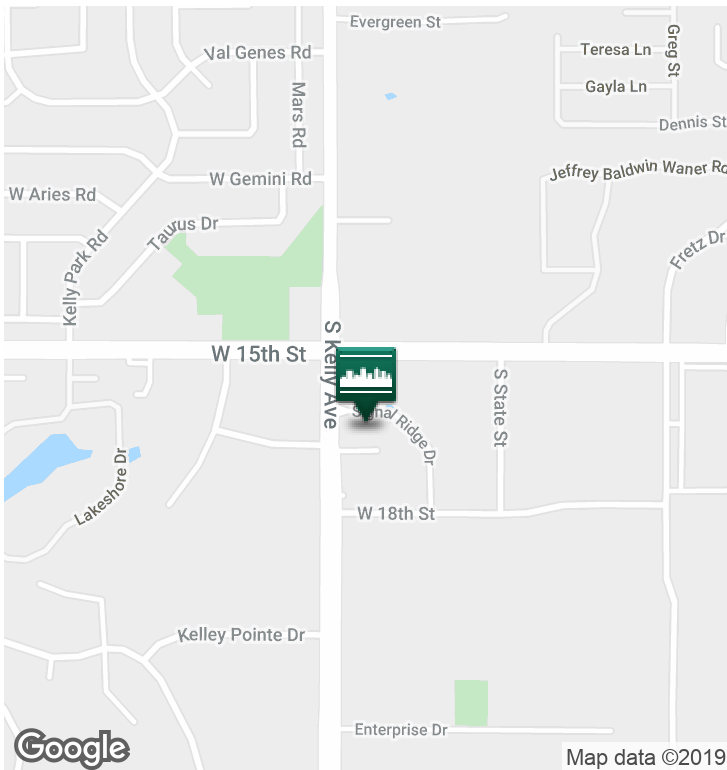
120319

GEORGE WILLIAMS, CCIM

Retail Investment Specialist
gwilliams@pricedwards.com
405.239.1270
210 Park Ave, Suite 700, Oklahoma City, OK 73102
pricedwards.com

SIGNAL RIDGE SHOPPING CENTER

1712 S Kelly Ave, Edmond, OK 73013 - (W 15th & S Kelly Ave)



DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	139,918
Population Density	139,918
Median Age	33.1
Median Age (Male)	31.7
Median Age (Female)	34.3
Total Households	54,648
# of Persons Per HH	2.6
Average HH Income	\$82,309
Average House Value	\$209,870

TRAFFIC COUNTS (per ACOG)

S Kelly Ave	north	25,078
S Kelly Ave	south	30,729
W 15th	east	22,459
W 15th	west	17,660

GEORGE WILLIAMS, CCIM

Retail Investment Specialist
 gwilliams@pricedwards.com
 405.239.1270
 210 Park Ave, Suite 700, Oklahoma City, OK 73102
 pricedwards.com