

The Piazza Shoppes

1444 N Kelly Ave, Edmond, OK 73003

For Lease



Details

Lease Rate:	\$14 SF/yr (NNN)
NNN:	\$4.25 SF/yr
Available SF:	1,855 SF
Lot Size:	5.12 Acres
Building Size:	10,268 SF
Cross Streets:	W Danforth Rd & N Kelly Ave
Submarket:	Edmond

Highlights

- 1,855 SF inline space
- Strong visibility and signage opportunities
- Ample parking with easy ingress/egress on a busy retail corridor

Property Description

This modern retail building offers two available spaces in a high-traffic, easily accessible location with ample parking and excellent visibility. The 1,855 SF inline space is clean, built-out, and well-suited for a variety of retail or service uses. With strong co-tenancy and a well-maintained site layout, the center provides a strategic location for businesses seeking to establish or expand in a vibrant trade area.

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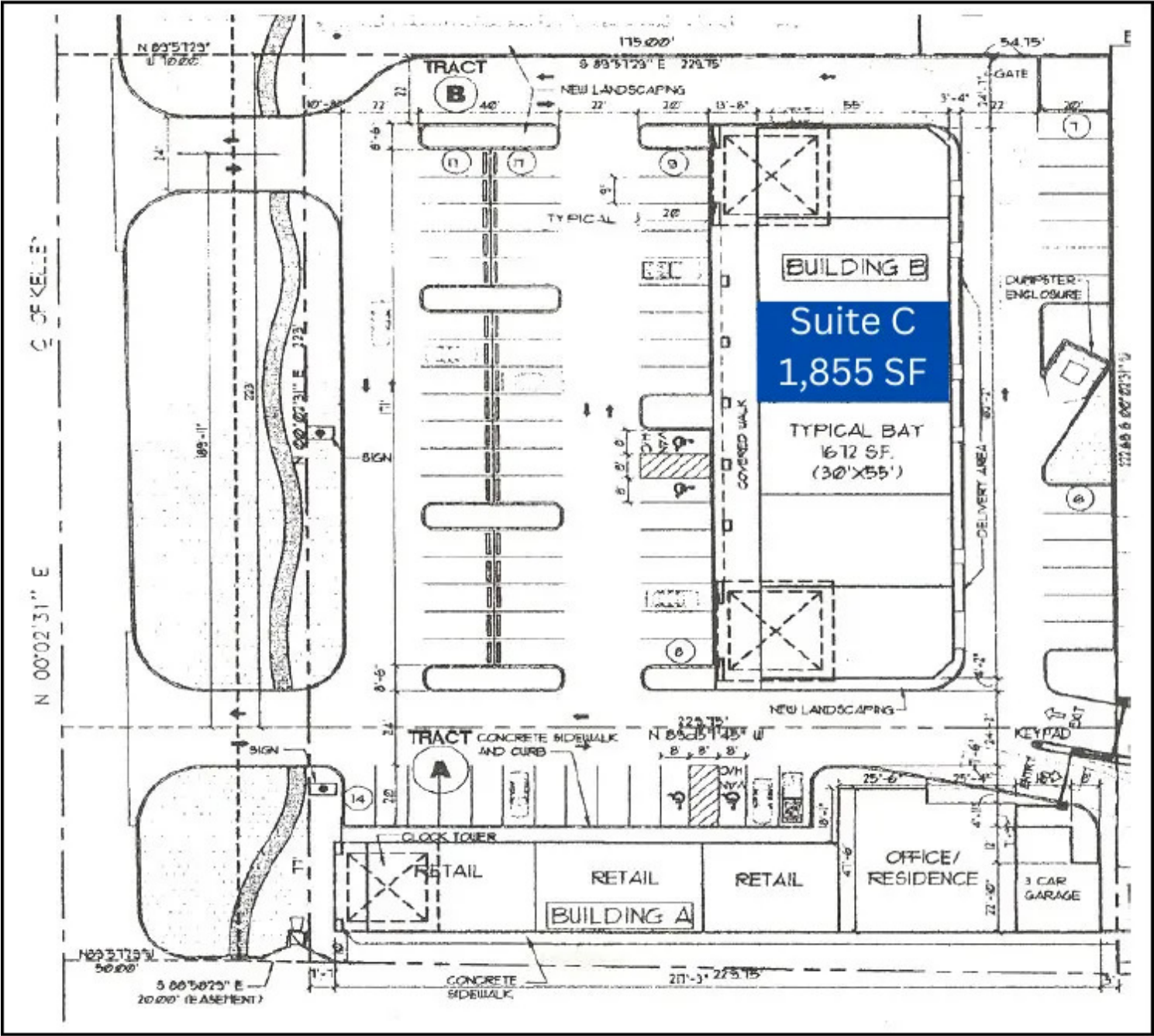
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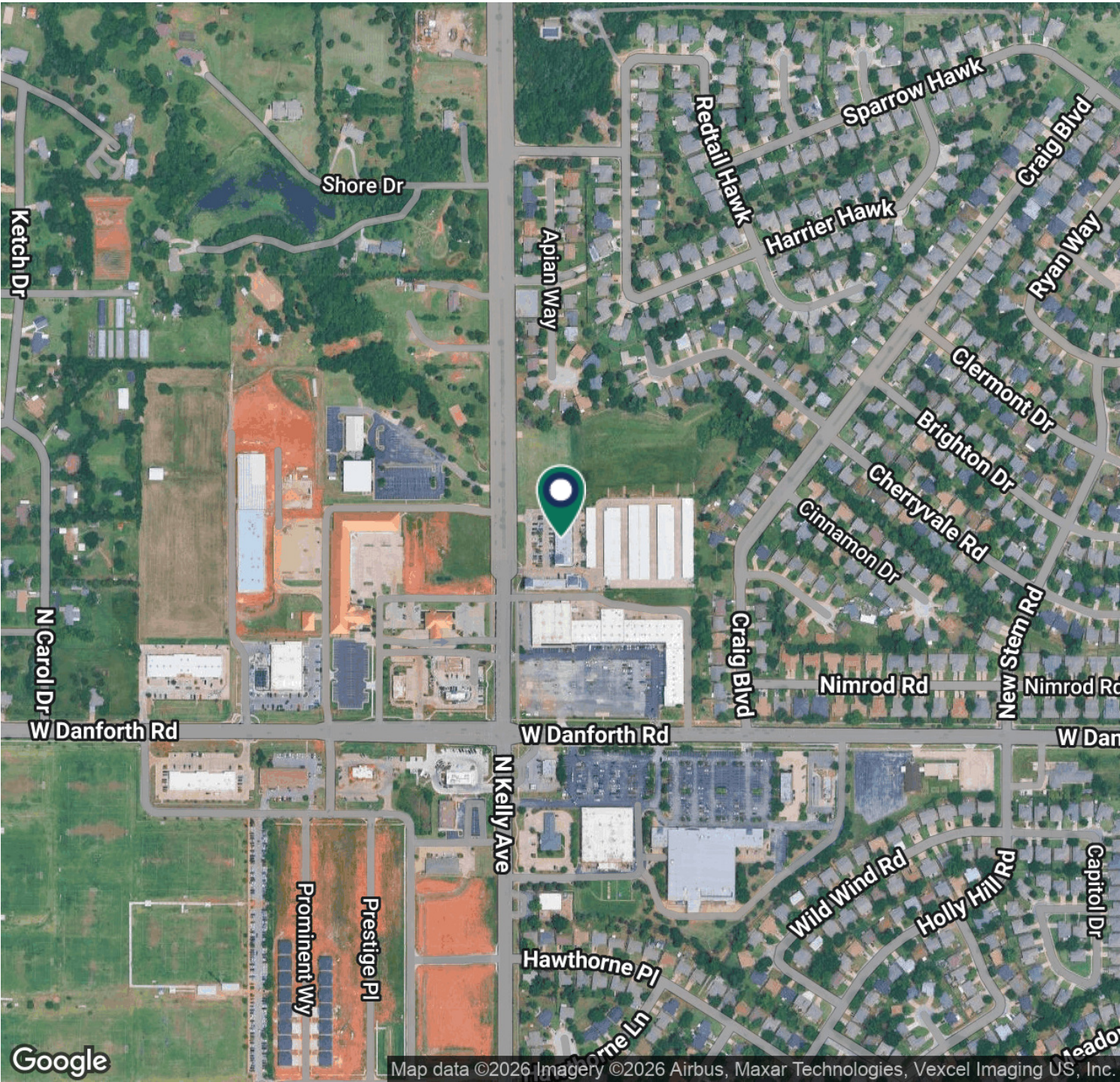
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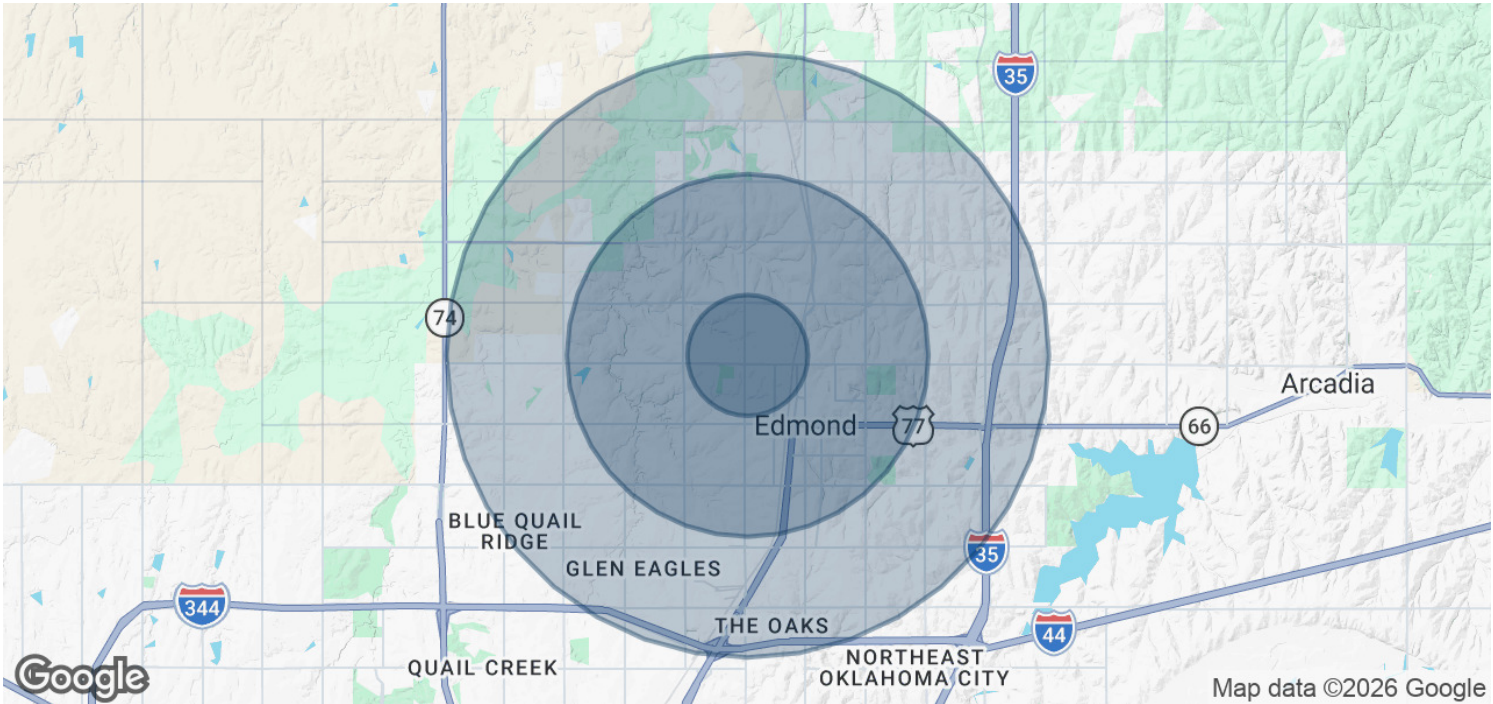
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Population	1 Mile	3 Miles	5 Miles
Total Population	11,272	73,987	151,321
Average Age	34.8	37.9	37.9
Average Age (Male)	31.6	36.2	36.7
Average Age (Female)	37.0	39.6	39.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,265	29,031	57,530
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$96,082	\$116,966	\$135,059
Average House Value	\$257,331	\$317,624	\$350,910

2023 American Community Survey (ACS)

08282026

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