

SPRING CREEK VILLAGE SHOPPING CENTER 1289 EAST 15TH, SUITE 108, EDMOND, OK 73013



PROPERTY DESCRIPTION

Former CYL Sauna Studio space available for sublease. Existing build out would be ideal for a tanning salon, chiropractor or Physical Therapy/Medical user.

Spring Creek is located in the heart of the best demographics in the metropolitan area with great accessibility, visibility and name-recognition. Local ownership is committed to the community and quality.

OFFERING SUMMARY

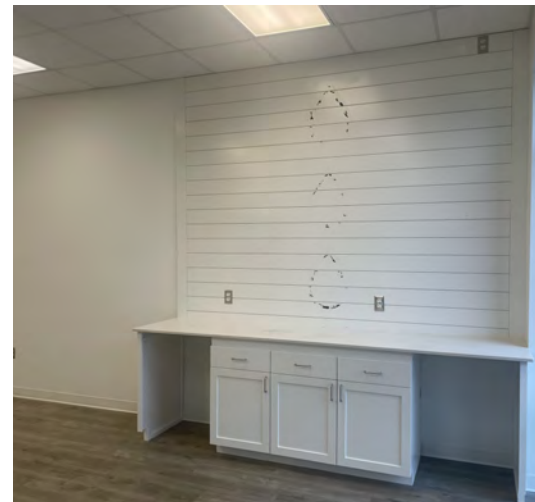
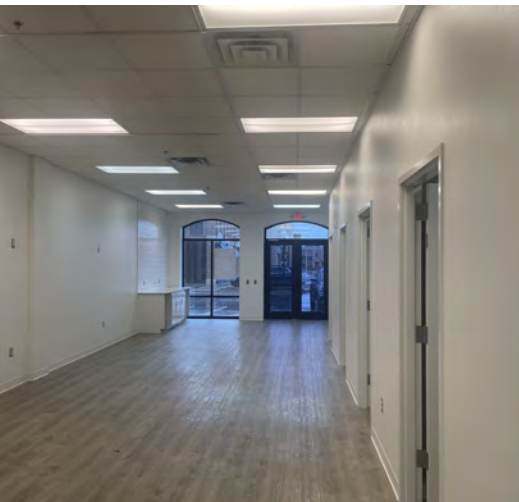
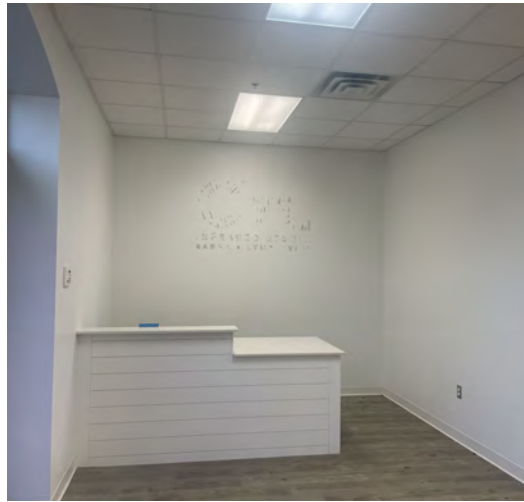
Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	1,776 SF
Sublease Expiration Date:	10/31/2027
Building Size:	72,273 SF

SPACE	LEASE RATE	SPACE SIZE
1289 Est 15th, Suite 108	\$25.00 SF/yr	1,776 SF

EV ERNST

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TENANT	SUITE	GLA
BUILDING D		
1 Fur Lab	1189 #108	2,850
2 AVAILABLE	1189 #124	2,250
3 Paris Banh Mil	1189 #156	3,000

TENANT	SUITE	GLA
BUILDING C		
4 Tres Jolie	1289 #120	3,632
5 Kristy's Fiber Arts	1289 #116	1,816
6 AVAILABLE	1289 #112	1,816
7 AVAILABLE	1289 #108	1,776
8 Opal Anesthetics	1289 #100	3,000

TENANT	SUITE	GLA
BUILDING B		
9 Hotworx	1389 #100	1,837
10 Fish City Grill	1389 #104	2,680
11 Nails By Ivy	1389 #108	1,792
12 Kyoto Sushi Bar and Bistro	1389 #112	2,278
13 AVAILABLE	1389 #120	2,232
14 Tutoring Club	1389 #124	1,435
15 Chico's Mexican Restaurant	1389 #126	4,391
16 Chico's Mexican Restaurant	1389 #128	
17 AVAILABLE 3,225 - 5,948 sq ft	1389 #132	3,225
18 AVAILABLE 2,723 - 5,948 sq ft	1389 #134	2,723
19 Stretch Lab	1389 #140	1,800
20 AVAILABLE	1389 #144	3,090
21 Phat Tire Bikes	1389 #152	2,720
22 Louie's Grill	1389 #160	3,200

TENANT	SUITE	GLA
BUILDING A		
23 AVAILABLE 803 - 3,209 sq ft	1489 #100	803
24 AVAILABLE 1,056 - 3,209 sq ft	1489 #108	1,056
24b AVAILABLE 1,350 - 3,209 sq ft	1489 #116	1,350
25 Lucca	1489 #132	3,551
26 AVAILABLE	1489 #188	1,825
27 Dirty Dough	1489 #180	1,063
28 Great Plains Bank	1489 #164	3,162
29 Muse By Lucca	1489 #148	1,812
30 Starbucks Coffee	1489 #156	1,837

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,785	62,212	108,497
Average Age	34.7	32.1	33.9
Average Age (Male)	31.4	29.8	32.4
Average Age (Female)	37.4	34.3	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,131	23,885	41,038
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$77,348	\$76,170	\$89,129
Average House Value	\$129,447	\$185,779	\$234,118

* Demographic data derived from 2020 ACS - US Census

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