

107 MADISON AVE NE

PIEDMONT, OK 73078



ROSHA WOOD

Retail Specialist

rwood@priceedwards.com

O: 405.239.1219 C: 405.902.8181

Lease Rate

\$15.00 SF/yr (NNN)

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PROPERTY DESCRIPTION

Introducing a cutting-edge retail destination in the heart of Piedmont, Oklahoma, where modern design meets convenience and community. This new development offers a vibrant mix of retail space tailored to meet the needs of both residents and visitors alike.

Featuring sleek modern store fronts with large windows providing gorgeous natural light, this development is nestled in a thriving neighborhood offering prime location for retailers looking to establish a presence in a dynamic and growing community. With ample parking and easy access from major thoroughfares, this property is positioned to become a hub of activity and commerce in Piedmont! Welcome to the newest mixed use development in town - your next opportunity awaits here. Open for tours now!

PROPERTY HIGHLIGHTS

- Terms 3-5 yr terms
- Trash/Water/Sewer on one meter to be split equally between tenants.
- All other utilities are separate

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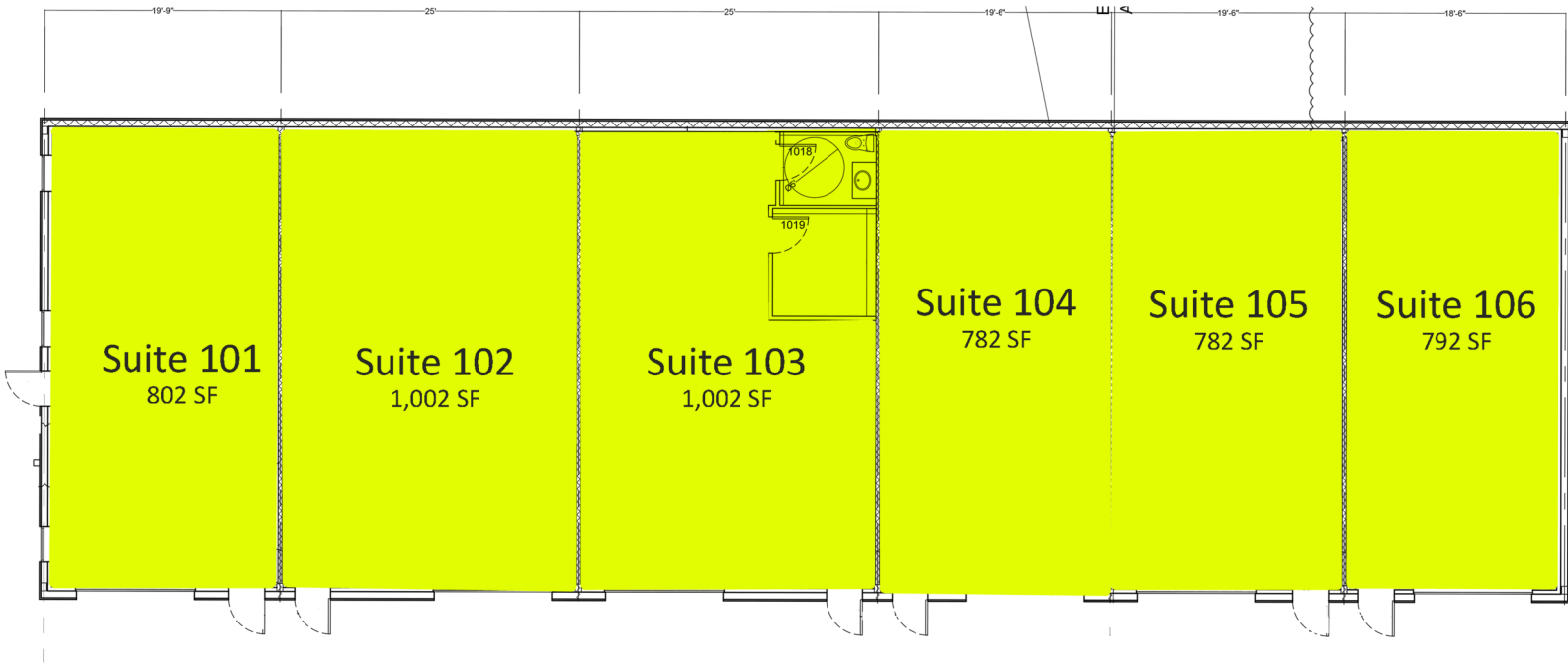
OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	6
Available SF:	782 - 1,002 SF
Lot Size:	217,800 SF
Building Size:	5,200 SF

SPACES	LEASE RATE	SPACE SIZE	CONDITION
Suite 101	\$15.00 SF/yr	802 SF	End Cap - Shell
Suite 102	\$15.00 SF/yr	1,002 SF	Inline - Shell
Suite 103	Negotiable	1,002 SF	Inline - White Box
Suite 104	\$15.00 SF/yr	782 SF	Inline - Shell
Suite 105	\$15.00 SF/yr	782 SF	Inline - Shell
Suite 106	\$15.00 SF/yr	792 SF	End Cap - Shell

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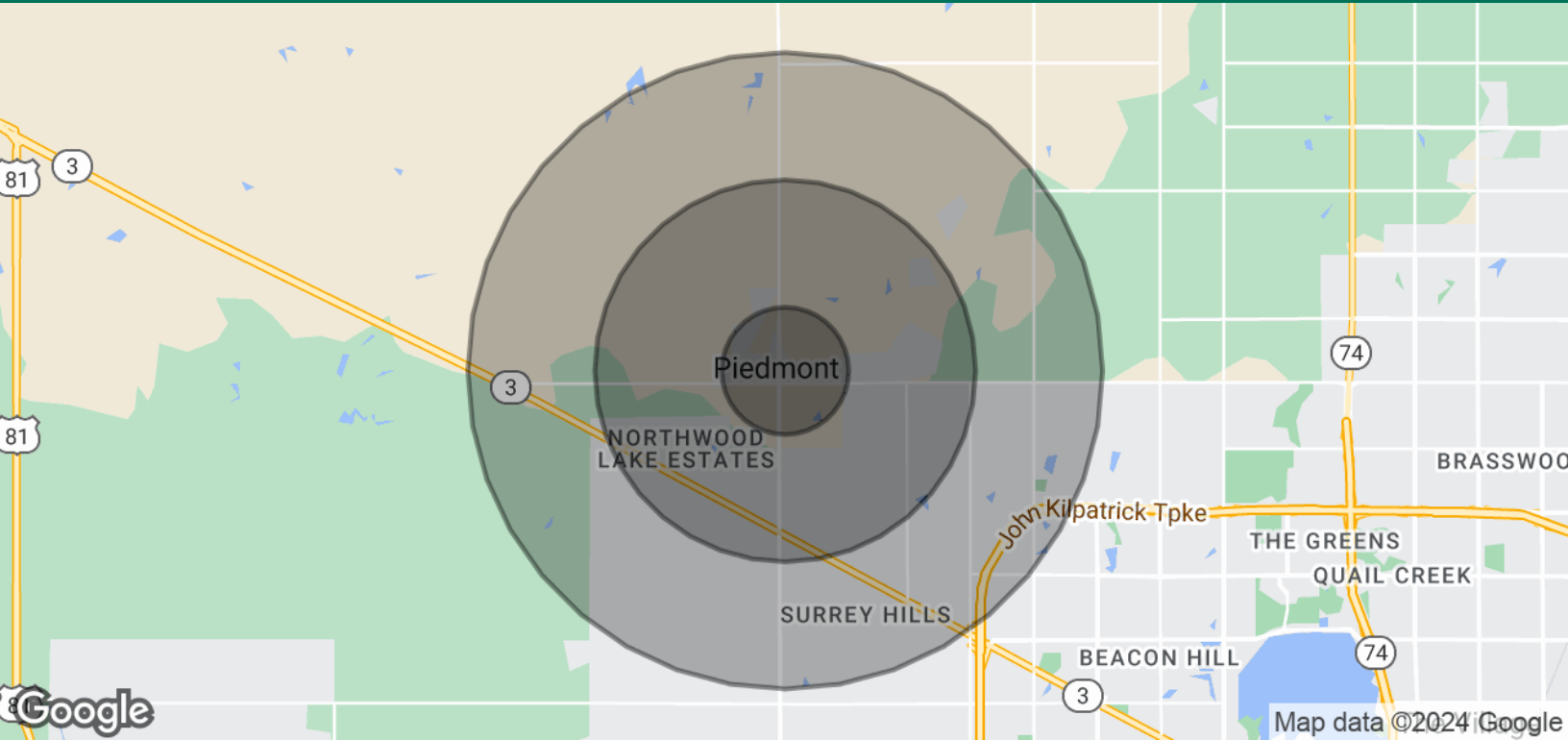
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,641	7,161	17,059
Average Age	37.7	37.3	37.1
Average Age (Male)	38.9	38.2	35.2
Average Age (Female)	36.3	34.8	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	608	2,635	5,830
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$80,672	\$86,593	\$106,099
Average House Value	\$221,060	\$229,748	\$265,936

* Demographic data derived from 2020 ACS - US Census

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