



**OFFERING SUMMARY**

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	17,920 SF
Available SF:	2,000 SF
Lot Size:	2.24 Acres
Year Built:	2001
Submarket:	Edmond
	04102024

**PROPERTY OVERVIEW**

This nicely manicured center is located on W. Edmond Road (2nd St) just west of N. Broadway. Located on the S/W corner of W. Edmond Road and S. Fretz Avenue.

This Center has excellent co-tenancy creating healthy foot traffic.

SPACES	LEASE RATE	SPACE SIZE	SPACE USE
320	\$14.00 SF/yr	2,000 SF	Office / Mixed Use

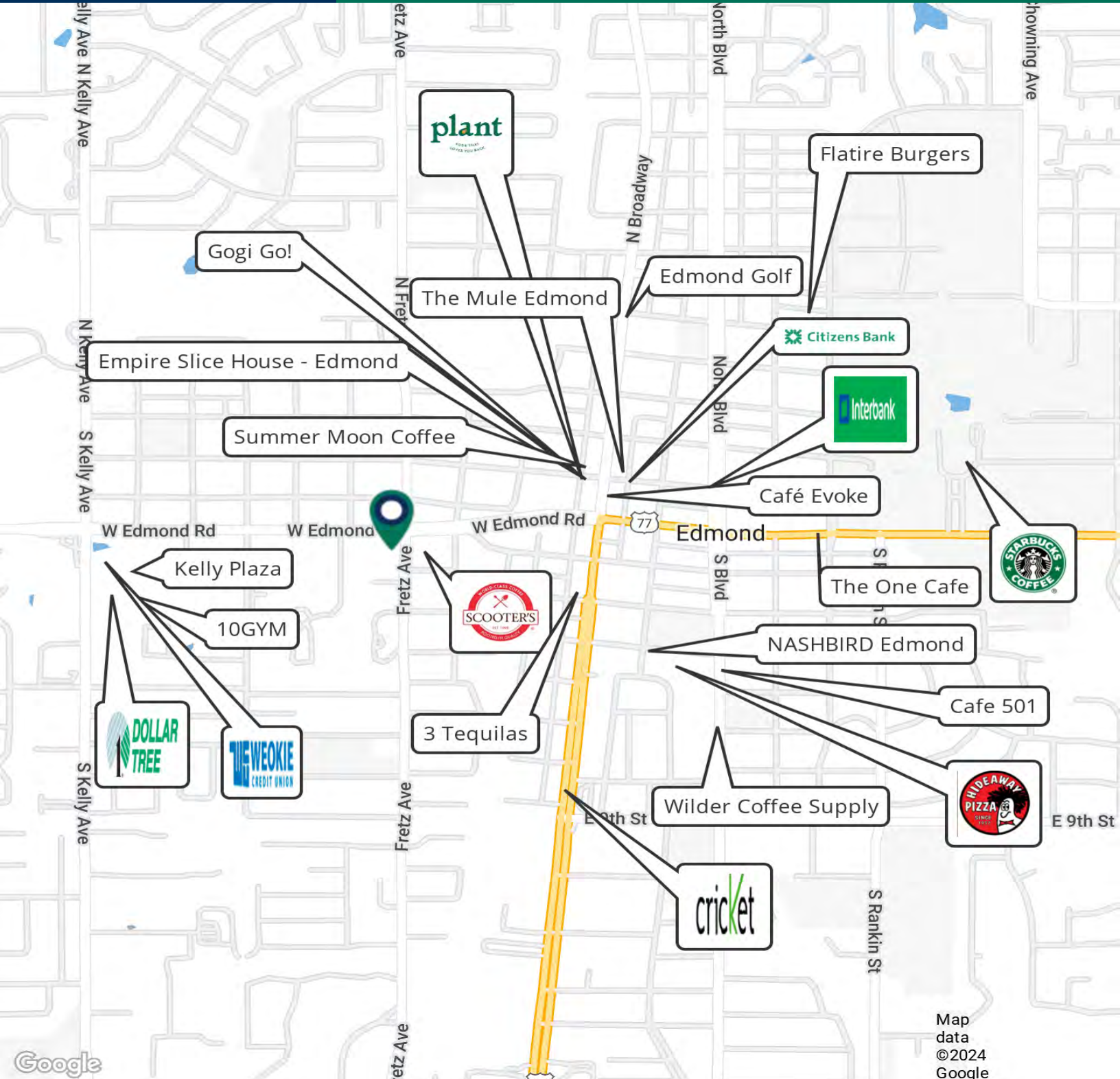
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# The Fountains Center

304 W Edmond Road, Edmond, OK 73003



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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,229	70,728	128,912
Average age	28.9	31.8	33.8
Average age (Male)	26.4	30.0	32.4
Average age (Female)	31.5	33.5	34.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,597	26,981	48,994
# of persons per HH	2.4	2.6	2.6
Average HH income	\$47,083	\$72,450	\$90,679
Average house value	\$166,023	\$183,734	\$228,833

\* Demographic data derived from 2020 ACS - US Census

## TRAFFIC COUNTS (ACOG)

W Edmond Rd	east	22,360
W Edmond Rd	west	22,570

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