

# SHOPPES AT EAST COVELL

2664 Exchange Drive, Edmond, OK 73034 (SW/C I-35 & East Covell Rd)



## RETAIL SPACE NOW AVAILABLE

Available SF:	1,640 - 2,253 SF
Suite 102	1,640 SF
Suite 105	2,253 SF
Lease Rate:	Negotiable
Lot Size:	2.54 Acres
Building Size:	11,880 SF
Sub Market:	Edmond
Cross Streets:	SW/C Interstate 35 & E Covell Rd

## PROPERTY OVERVIEW

Shoppes at East Covell, is a newly constructed retail center. Great opportunity on Covell and I-35 directly adjacent from a Hilton Garden Inn Convention Center & Hotel and the approved Edmond Sports Complex. Located just west of Starbucks and east of Braum's and McDonald's, just a few miles from the newly developed Mercy Hospital and Integris Baptist Hospital.

Shoppes at East Covell is located at 2664 Exchange Dr. in Edmond, Oklahoma. The commercial development sits on the south west corner of I-35 and Covell in Edmond, Oklahoma. Edmond schools are expanding an Edmond East High School in the area, just east of the property.

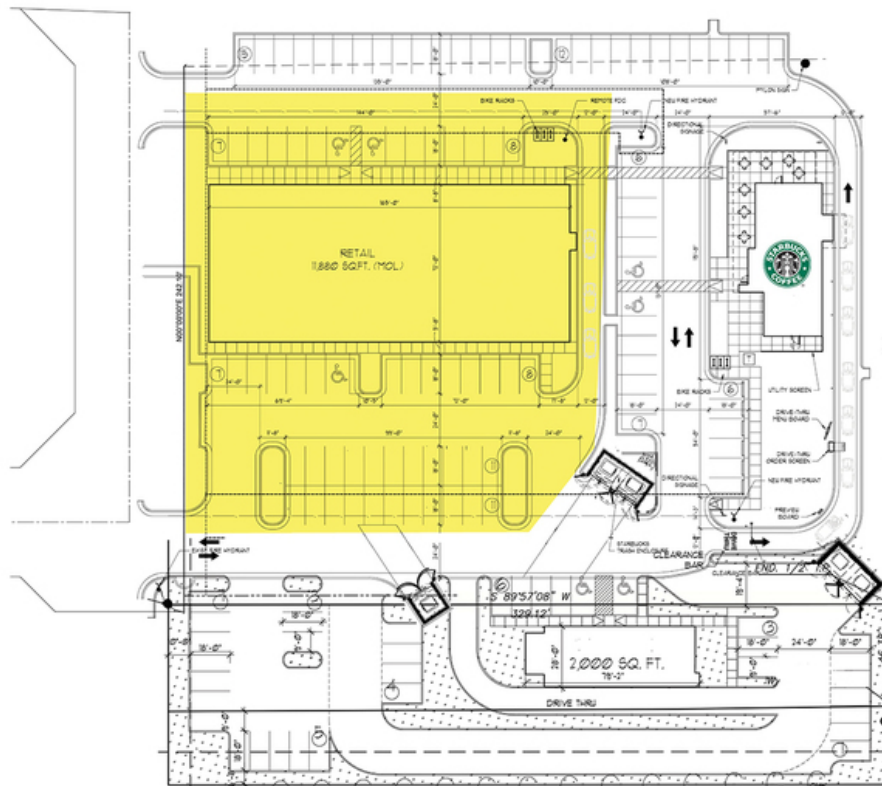
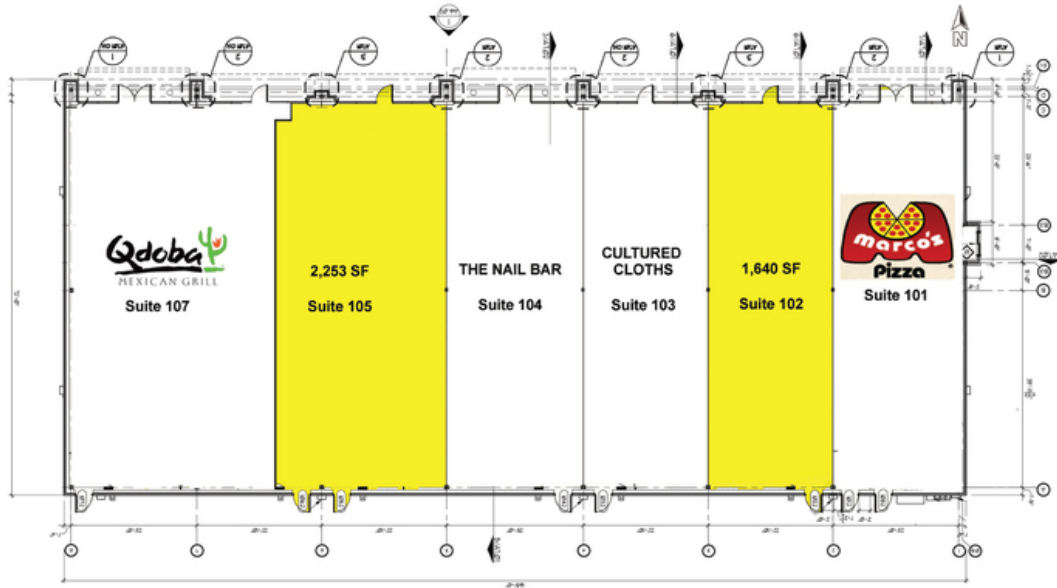
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## GEORGE WILLIAMS, CCIM

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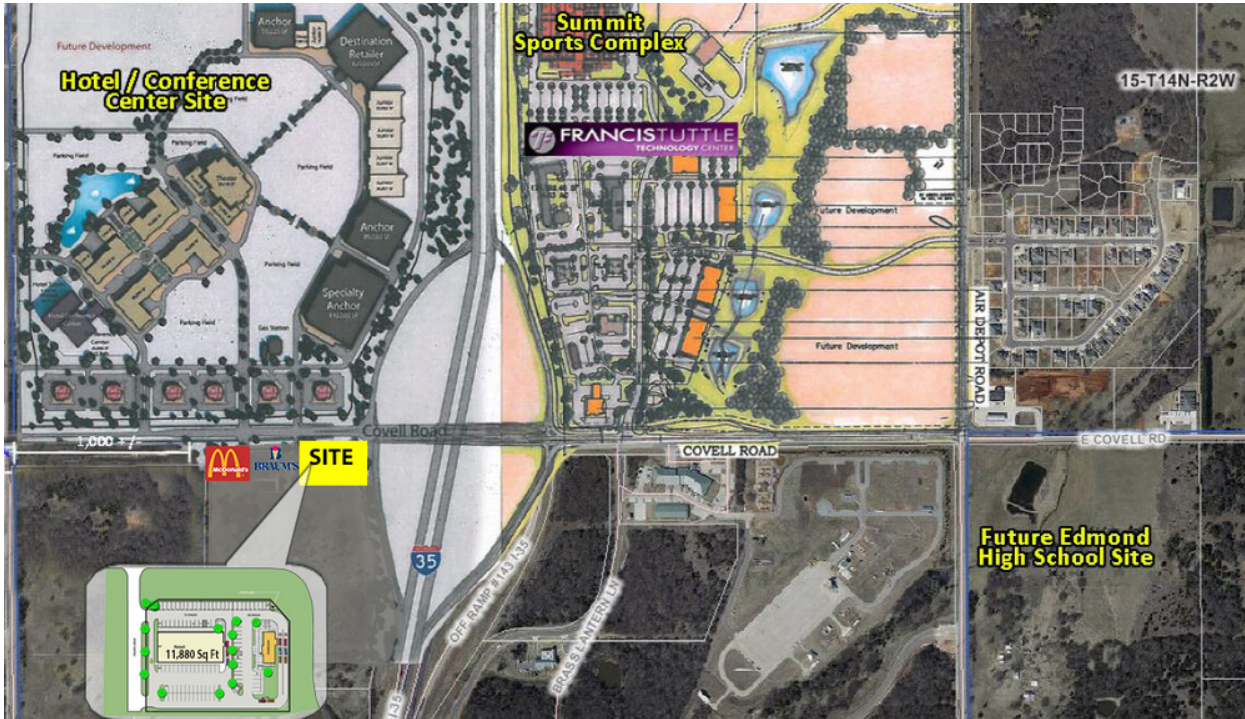
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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	51,851
Population Density	51,851
Median Age	36.1
Median Age (Male)	34.3
Median Age (Female)	37.7
Total Households	19,272
# of Persons Per HH	2.7
Average HH Income	\$105,617
Average House Value	\$325,870

## TRAFFIC COUNTS (per ACOG)

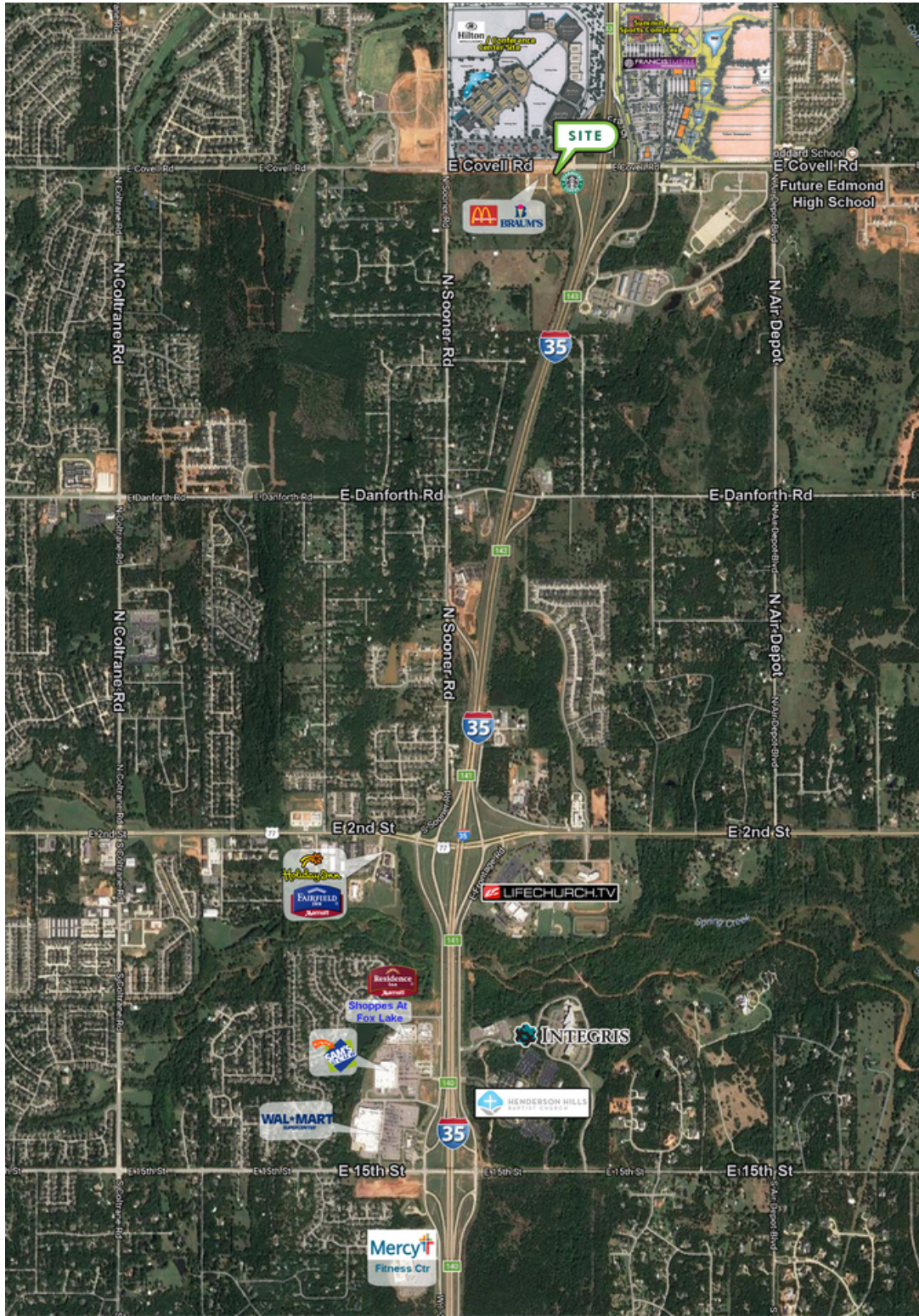
I-35	north	58,300
I-35	south	68,580
E Covell	east	2,440
E Covell	west	8,044

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