

SHOPPES AT FOX LAKE

941 W I-35 Frontage (N/W - E 15th & Interstate 35) Edmond, OK 73034



RETAIL SPACE NOW AVAILABLE

Available SF: 1,500 - 2,000 SF

Lease Rate: \$22.00 - 24.00 SF/yr
(NNN)

Building Size: 26,802

Market | Submarket: North | Edmond

01142020

PROPERTY OVERVIEW

Property is a 26,802 SF retail center that is a part of a high-traffic Walmart SuperCenter and Sam's Club development and is next to two health facilities - Integris Hospital and Mercy Health. With interstate visibility this high-end development is located in high growth geographic center of Edmond, OK - OKC's preferred suburb which has the highest incomes and best schools of any OKC suburb.

Pylon signage available.

Property is located just north of 15th St. on I-35 Frontage Road in Edmond, OK. Neighbors include:

Sam's Club, Walmart SuperCenter, Integris Edmond Hospital, Mercy Health Complex, MidFirst Bank, Buffalo Wild Wings, Whataburger, Braum's and Circle K.

AVAILABLE SPACES

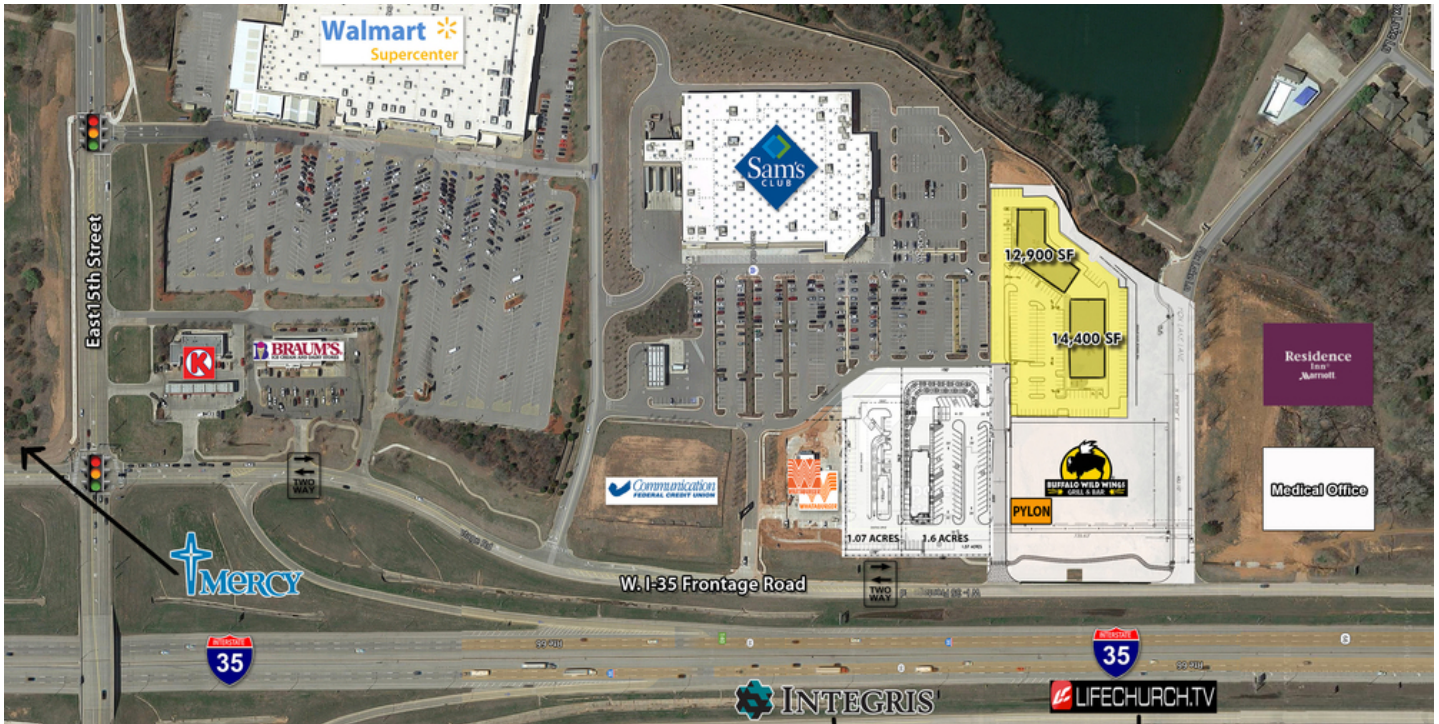
SPACE	LEASE RATE	SIZE (SF)
Suite 116 - Building 1	\$22.00 - 24.00 SF/yr	1,500 SF
Suite 132 - Building 2	\$22.00 - 24.00 SF/yr	2,000 SF

GEORGE WILLIAMS, CCIM

Retail Investment Specialist
gwilliams@pricedwards.com
405.239.1270
210 Park Ave, Suite 700, Oklahoma City, OK 73102
pricedwards.com

SHOPPES AT FOX LAKE

941 W I-35 Frontage (NW E 15th & Interstate 35) Edmond, OK 73034



GEORGE WILLIAMS, CCIM

Retail Investment Specialist
gwilliams@pricedwards.com
405.239.1270
210 Park Ave, Suite 700, Oklahoma City, OK 73102
pricedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

SHOPPES AT FOX LAKE

941 W I-35 Frontage (N/W - E 15th & Interstate 35) Edmond, OK 73034



GEORGE WILLIAMS, CCIM

Retail Investment Specialist
gwilliams@pricedwards.com

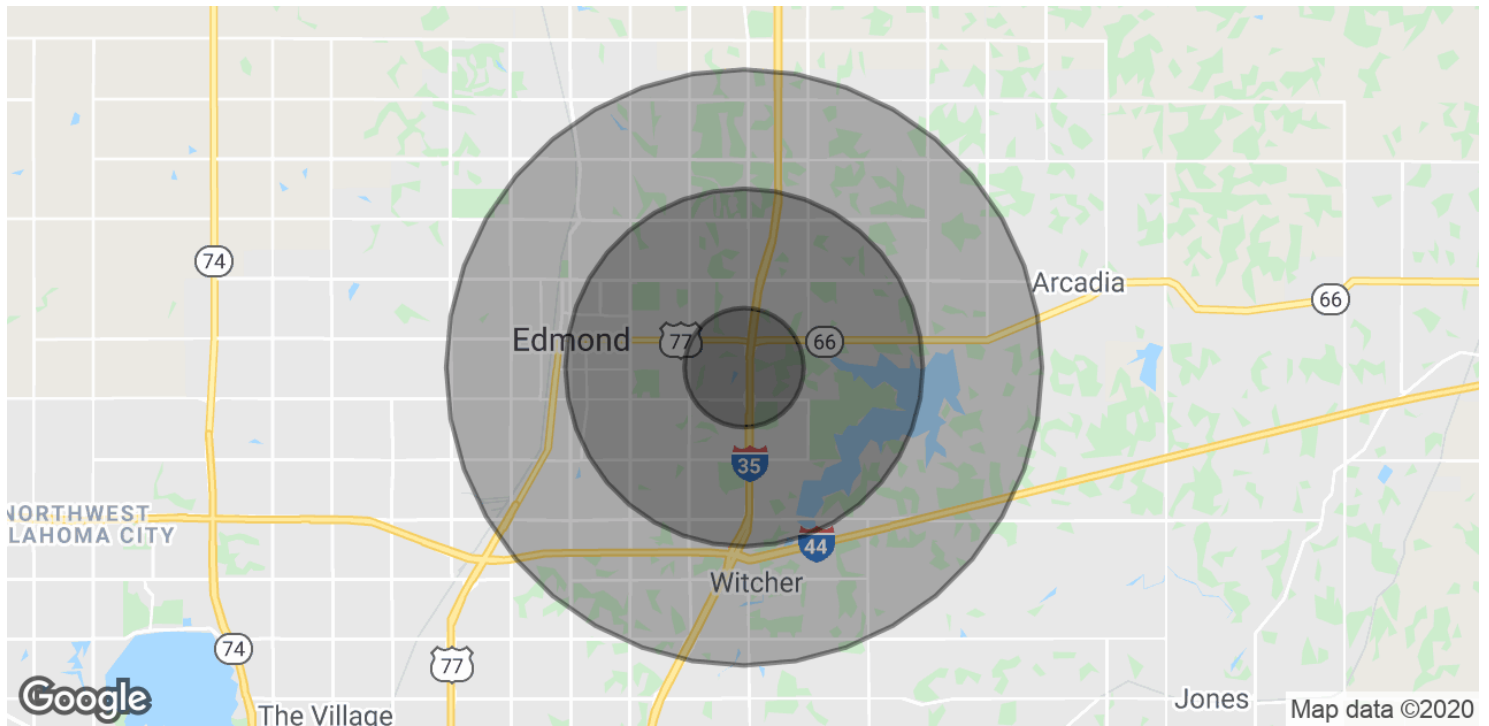
405.239.1270

210 Park Ave, Suite 700, Oklahoma City, OK 73102

pricedwards.com

SHOPPES AT FOX LAKE

941 W I-35 Frontage (N/W - E 15th & Interstate 35) Edmond, OK 73034



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,869	27,861	73,487
Median age	32.8	37.0	34.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,543	10,512	27,675
# of persons per HH	2.5	2.7	2.7
Average HH income	\$95,679	\$107,901	\$91,565
Average house value	\$442,744	\$287,148	\$278,391

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS (PER ACOG)		
E 15th St	east/west	14,383
E 2nd St	east/west	21,200
Interstate 35	north	67,100
Interstate 35	south	72,700

GEORGE WILLIAMS, CCIM

Retail Investment Specialist
 gwilliams@pricedwards.com
 405.239.1270
 210 Park Ave, Suite 700, Oklahoma City, OK 73102
 pricedwards.com