



### LOCATION DESCRIPTION

Just south of the hard corner of Fretz and Edmond Rd, this locally owned and managed investment opportunity is located in Fountains Office Park. A signaled intersection to a daily traffic count of over 22,000 VPD and location less than .3 miles from Broadway creates easy access and travel time to the center. Current park tenants include daycare, occupational therapy, and martial arts studio.

### PROPERTY HIGHLIGHTS

- Single Tenant
- Lease in Place Until April 2026 with Option to Renew
- Adjacent Land Available for Sale
- Additional Owner/User Opportunity in Building 409

### PROPERTY DESCRIPTION

This is a single tenant building occupied by a martial arts academy until April 2026. Tenant has option to renew until 2031. Current park tenants include daycare, occupational therapy, and counseling services.

### OFFERING SUMMARY

Sale Price:	\$660,000
Building Size:	5,056 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	299	1,137	4,964
Total Population	559	2,485	11,383
Average HH Income	\$60,629	\$57,726	\$54,885

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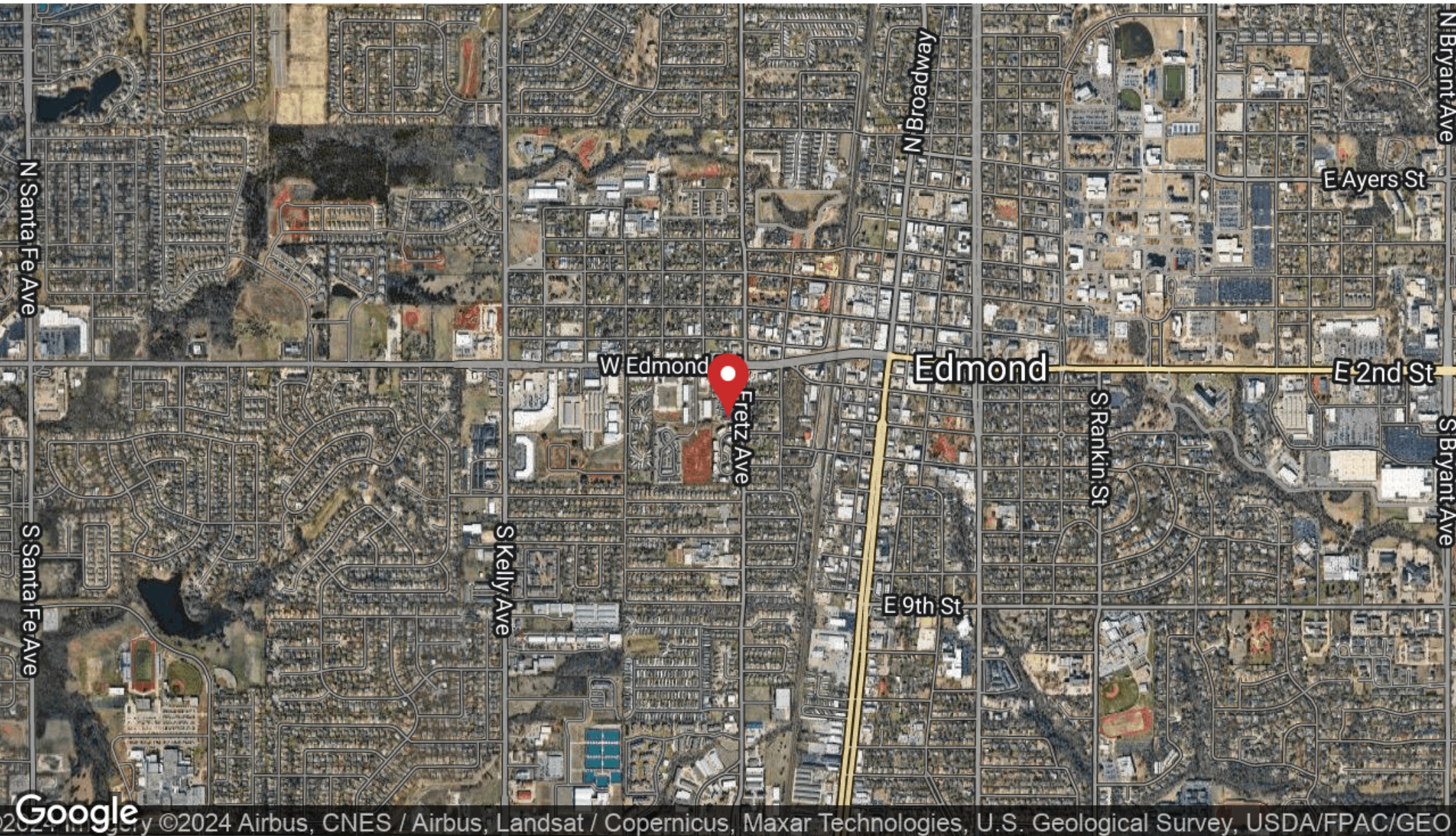


# Fountains Office Park - Building 441

441 S Fretz Avenue, Edmond, OK 73003



FOR SALE







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