

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Building Size:	5,004 SF
Available SF:	2,966 SF
Year Built:	2001
Renovated:	2020
Zoning:	Commercial

PROPERTY OVERVIEW

Located on the hard corner of Danforth and Santa Fe, this retail space has ideal visibility and access for any retailer. The space features a high ceiling entry way with a finished out commercial kitchen. Surrounding retailers include Walmart, CVS, 7/11, Kohl's, Great Clips, and other.

PROPERTY HIGHLIGHTS

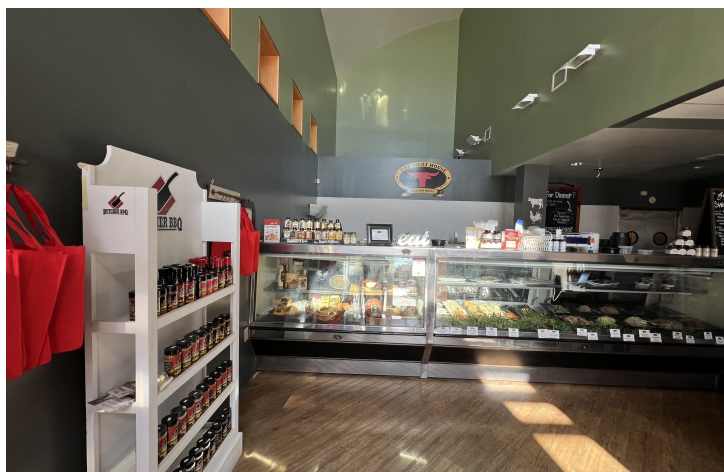
- High Visibility
- Easy Access
- 2nd Generation Restaurant
- Ample Parking
- Hard Corner
- High Traffic Corner (Over 32,000 VPD)

TYLER HUXLEY
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2245 W DANFORTH RD
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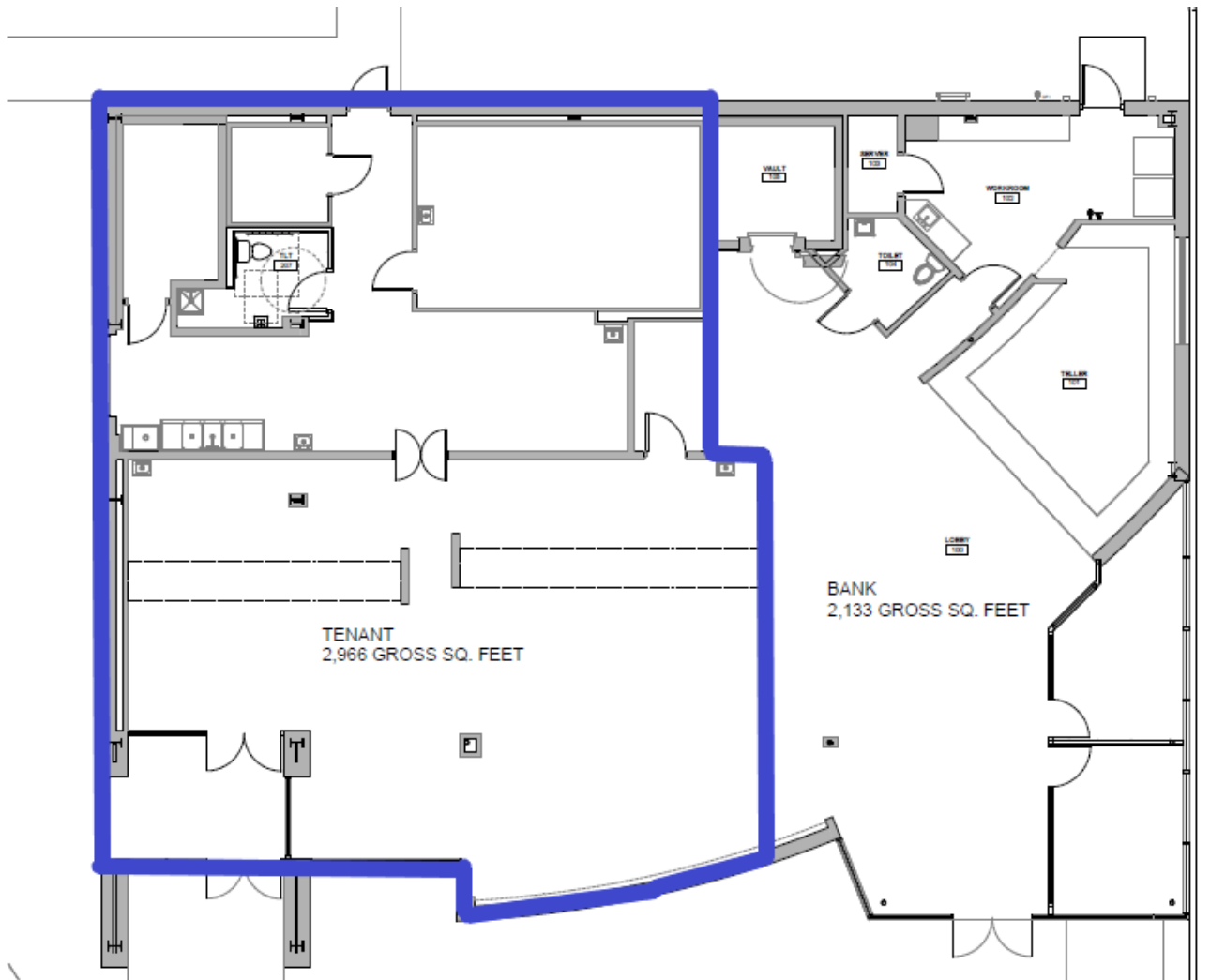
ADDITIONAL PHOTOS



TYLER HUXLEY
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FLOOR PLAN



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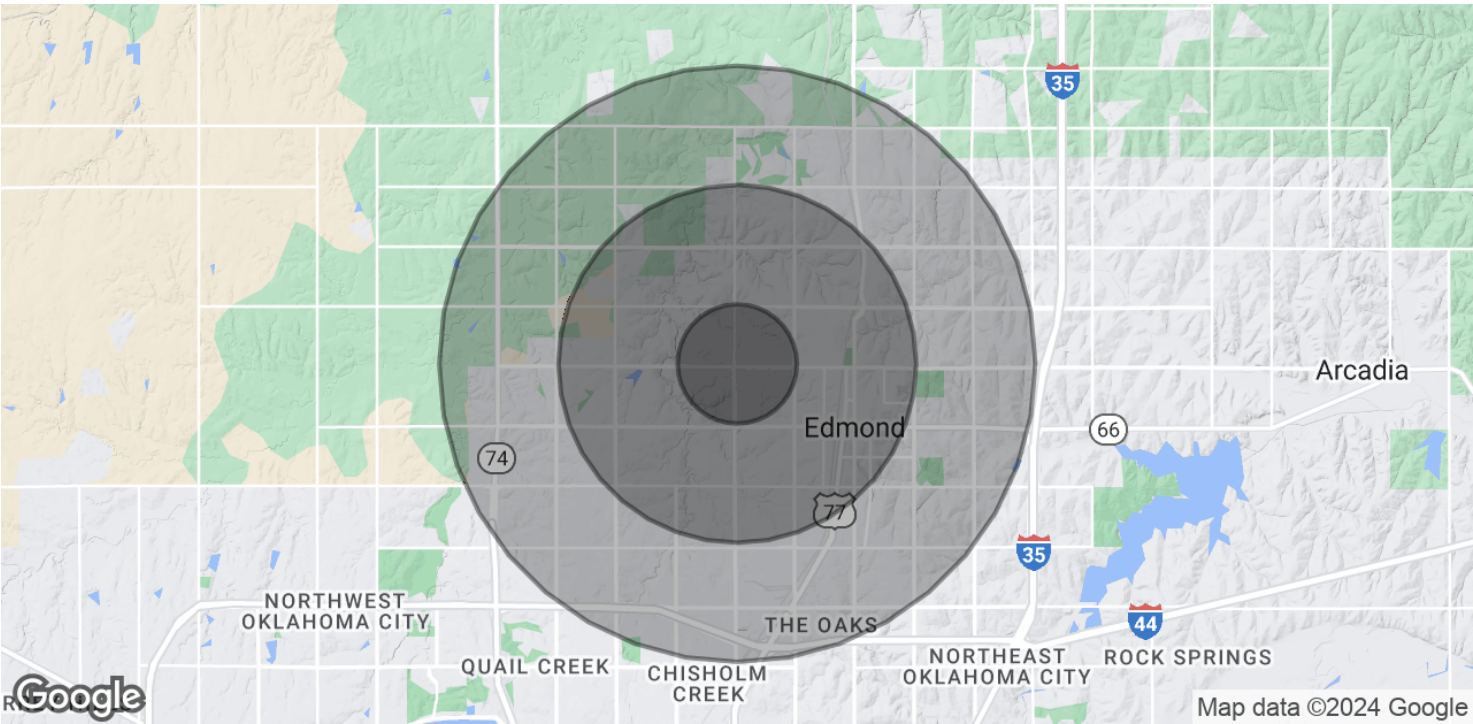
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,405	75,670	146,004
Average Age	37.0	36.5	36.7
Average Age (Male)	37.7	34.7	35.3
Average Age (Female)	38.5	37.7	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,664	29,828	58,039
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$98,844	\$98,429	\$105,370
Average House Value	\$210,431	\$220,572	\$240,595

2020 American Community Survey (ACS)