

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,906-2,302 SF
Lease Rate:	\$16.00 - 20.00 SF/yr (NNN)
Lot Size:	5.69 Acres
Year Built:	2004
Building Size:	46,654 SF
Zoning:	E-1
Market:	OKC Metro
Submarket:	Edmond

PROPERTY OVERVIEW

Well positioned Shopping Center with a great tenant-mix.

PROPERTY HIGHLIGHTS

- High Traffic
- 2nd Generation Dental Office Available
- Great Demographics
- Regional Draw - Wal-Mart Super Center & Kohl's on adjacent corners.
- End Cap Available.

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ADDITIONAL PHOTOS

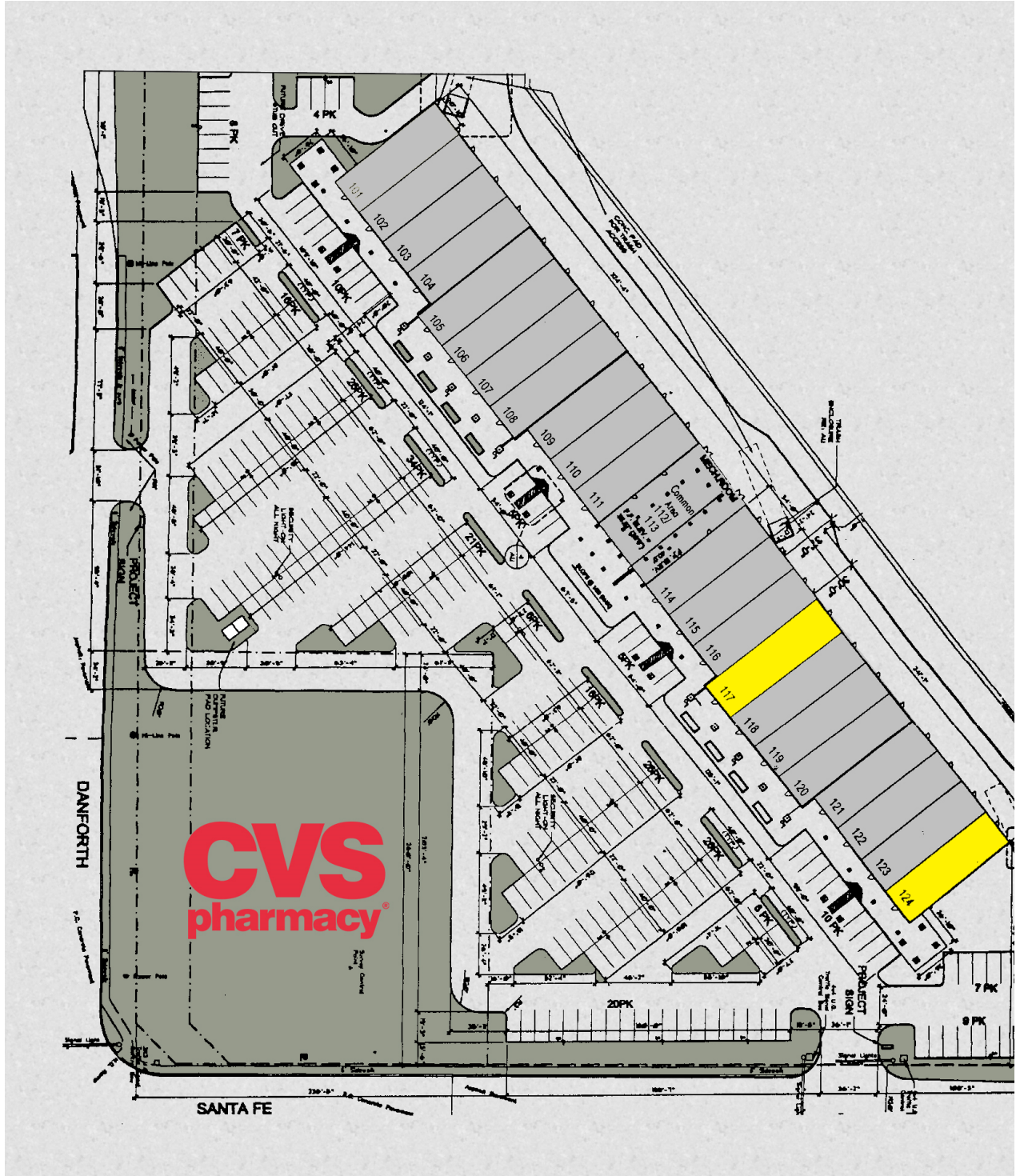


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SITE PLAN

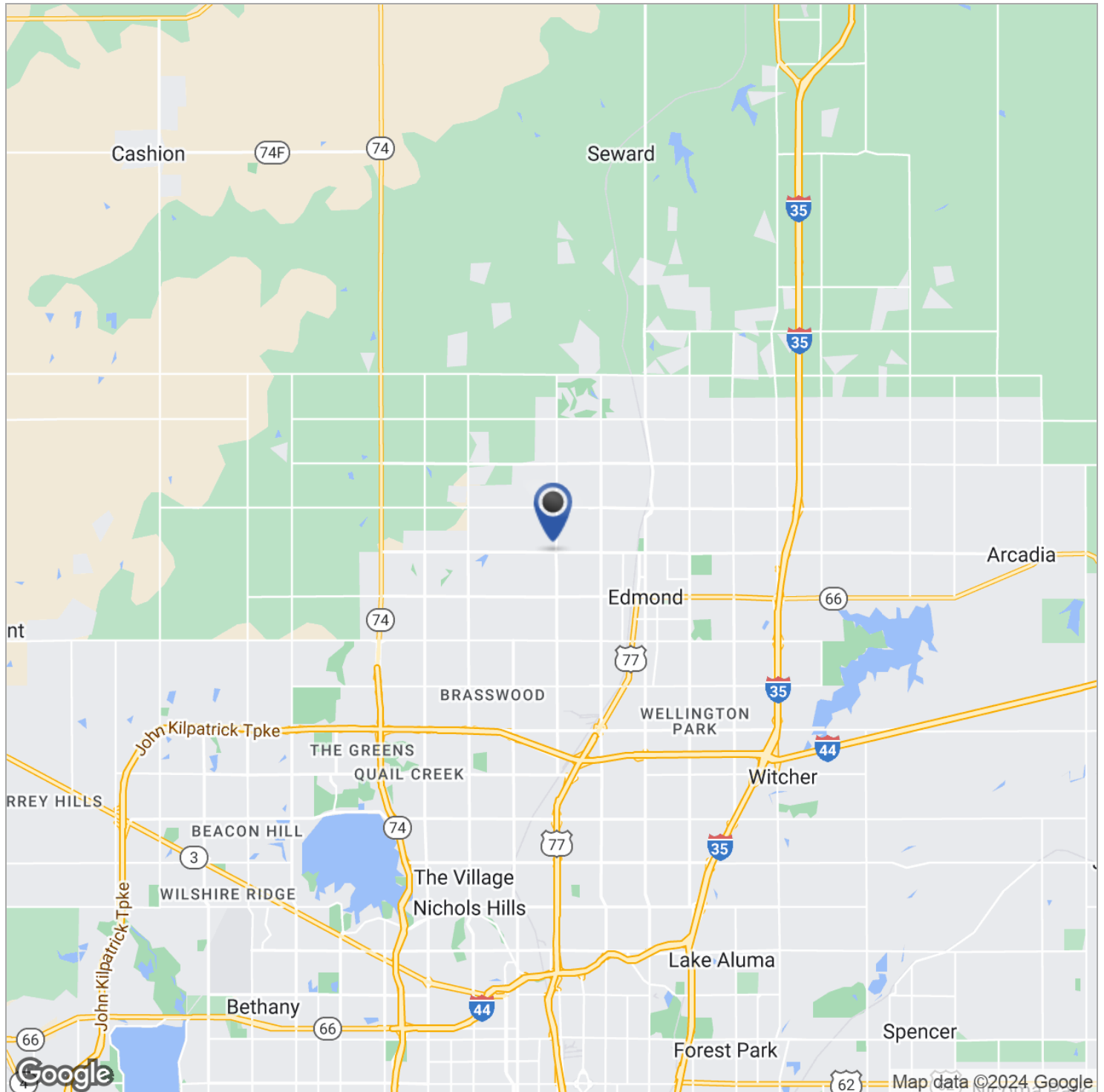


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LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	7,285	118,553	268,917
Median age	34.7	33.3	36.2
Median age (Male)	34.1	32.2	34.5
Median age (Female)	35.0	34.3	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,692	45,204	108,725
# of persons per HH	2.7	2.6	2.5
Average HH income	\$81,403	\$90,250	\$89,253
Average house value	\$175,375	\$227,632	\$235,754

* Demographic data derived from 2020 ACS - US Census

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RETAILER MAP

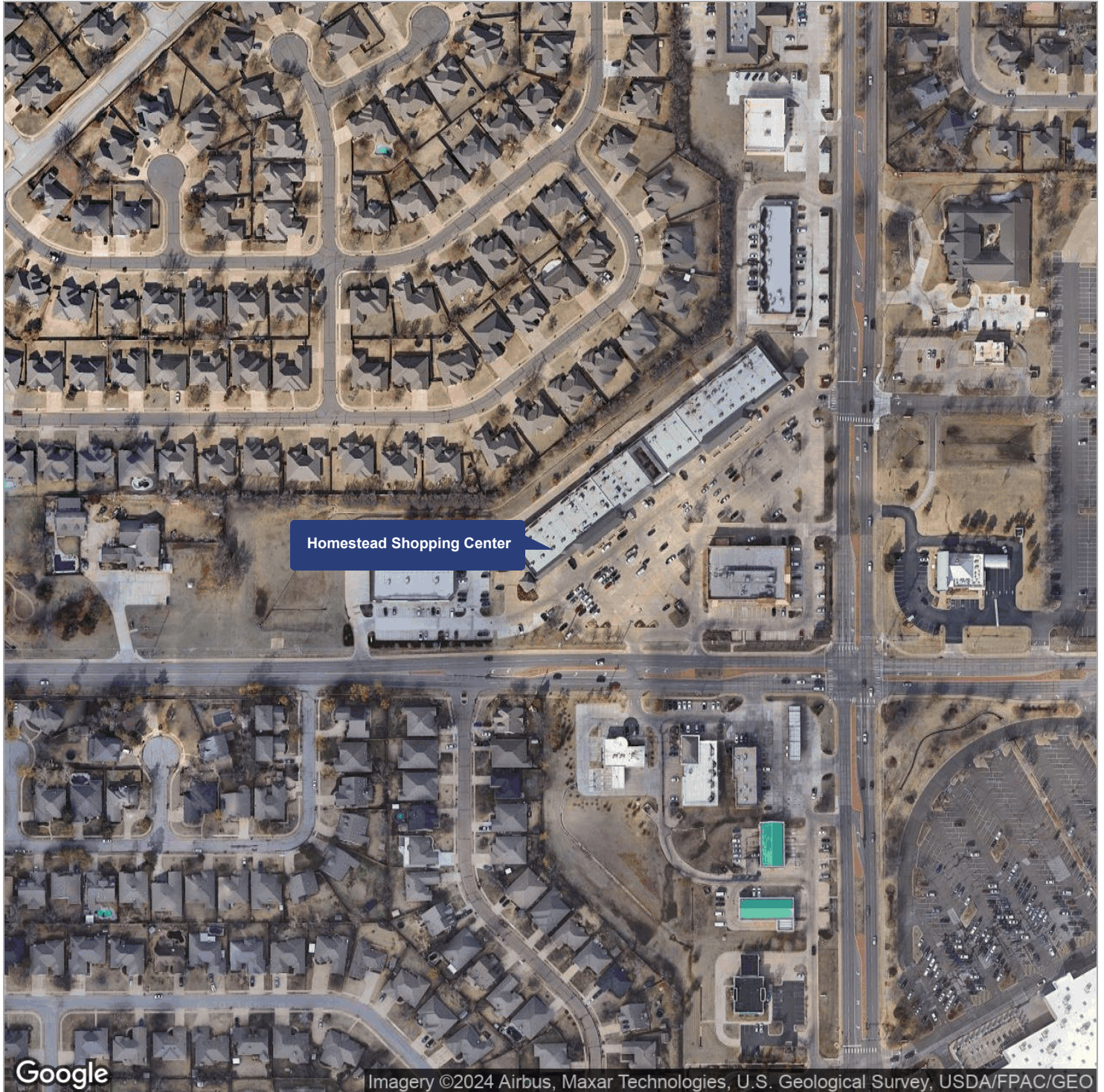


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AERIAL MAP



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