

Free Standing Retail Building
For Sale or Lease

4,082 SF on 1.06 Acres MOL

Sales Price: \$1,090,000

Lease Price: \$20.00/SF NNN



2100 E. 2nd Street

Edmond, Oklahoma 73034

PROPERTY HIGHLIGHTS

- 60 Free Parking Spaces
- Great for Bar/Restaurant
- Free Standing Building
- Vent Hood 14 ft
- Walk-in Cooler 8' x 10'
- Walk-in Freezer 8' x 10'
- Grease Trap-1,000 Gallon
- 174.22' of Frontage on 2nd Street



TOTAL SF	4,082 SF MOL
LAND IN ACRES	1.06 Acres MOL
ZONING	C-3
GENERAL USE	Retail

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Edmond, OK 73034



LOCATION HIGHLIGHTS

- Close Proximity to I-35
- Average Household Income Within 1 Mile Radius Exceeds \$55,000
- Near OU Medical Center

DEMOGRAPHICS

Population		
1 Mile: 10,067	3 Mile: 63,310	5 Mile: 114,502
Average Household Income		
1 Mile: \$55,234	3 Mile: \$69,836	5 Mile: \$76,022
Total Households		
1 Mile: 4,387	3 Mile: 25,215	5 Mile: 44,356



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