

# Shoppes at Fox Lake

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



## OFFERING SUMMARY

Lease Rate:	\$22.00 - 24.00 SF/yr (NNN)
Building Size:	26,802 SF
Available SF:	2,000 SF
Lot Size:	26,250 SF
Market   Submarket:	North   Edmond

03132020

## 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 & Circle K.

### SPACES

### LEASE RATE

### SPACE SIZE

Suite 132 - Building 2

\$22.00 - 24.00 SF/yr

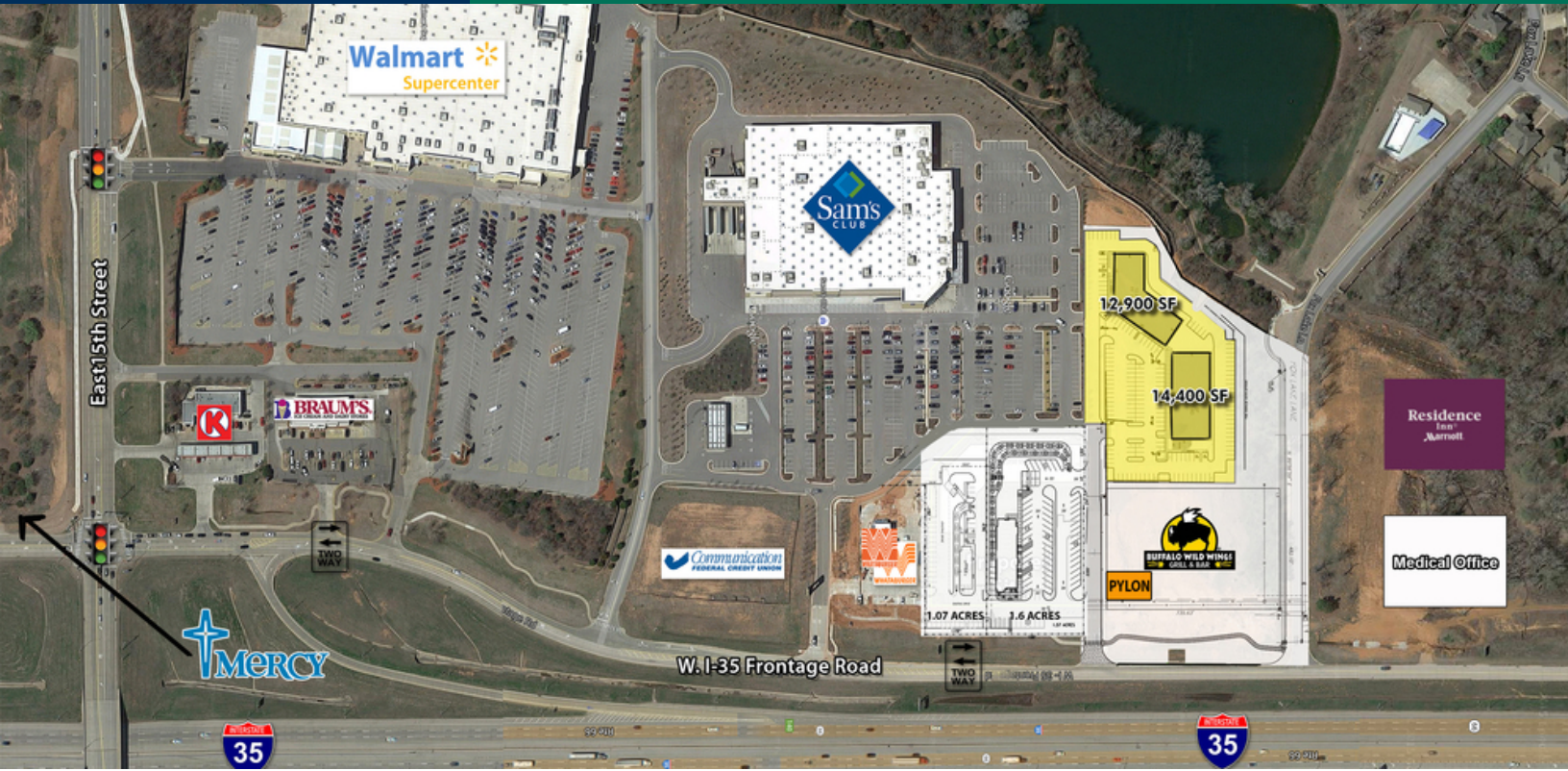
2,000 SF

**GEORGE WILLIAMS, CCIM**  
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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.

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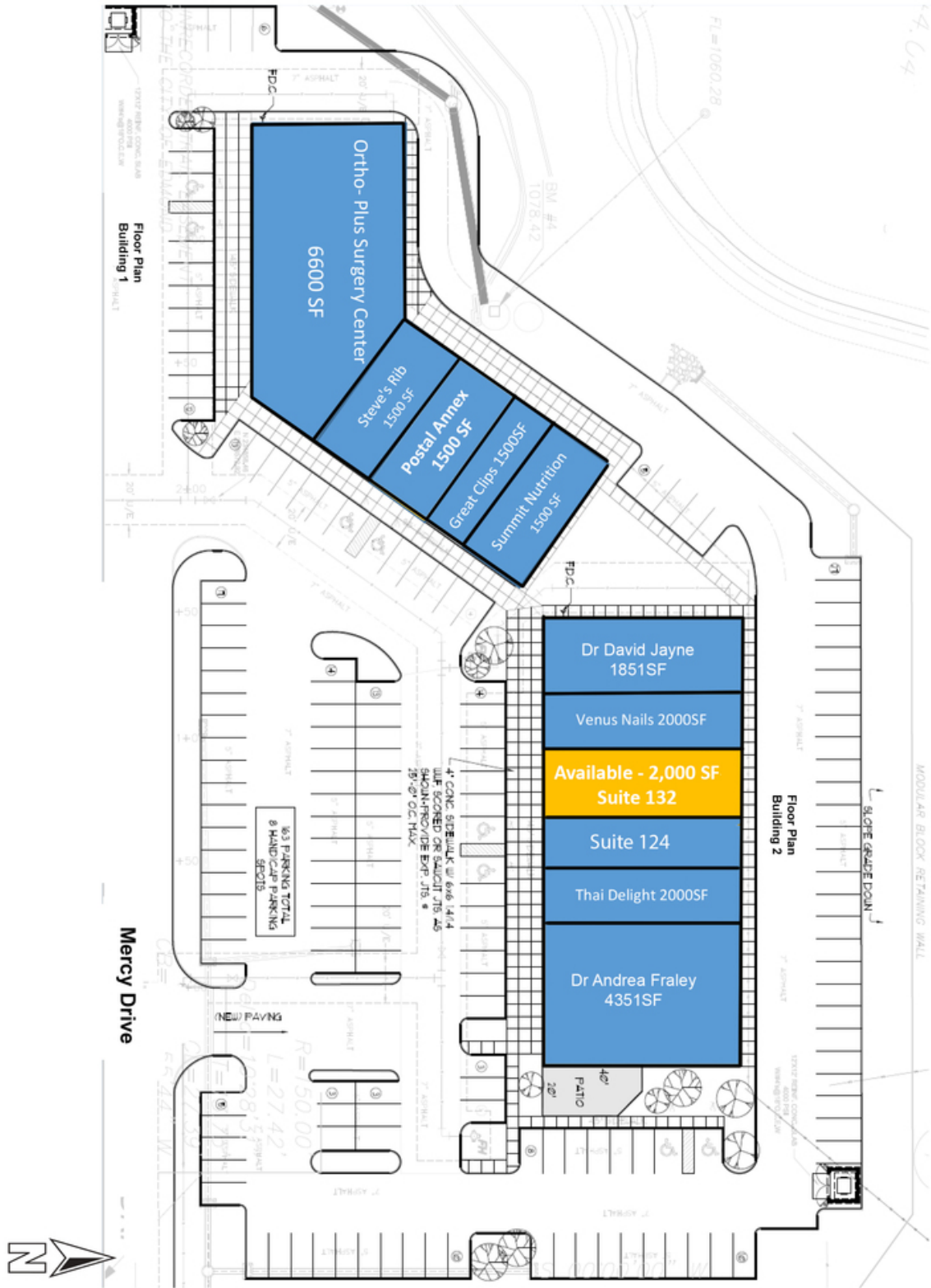
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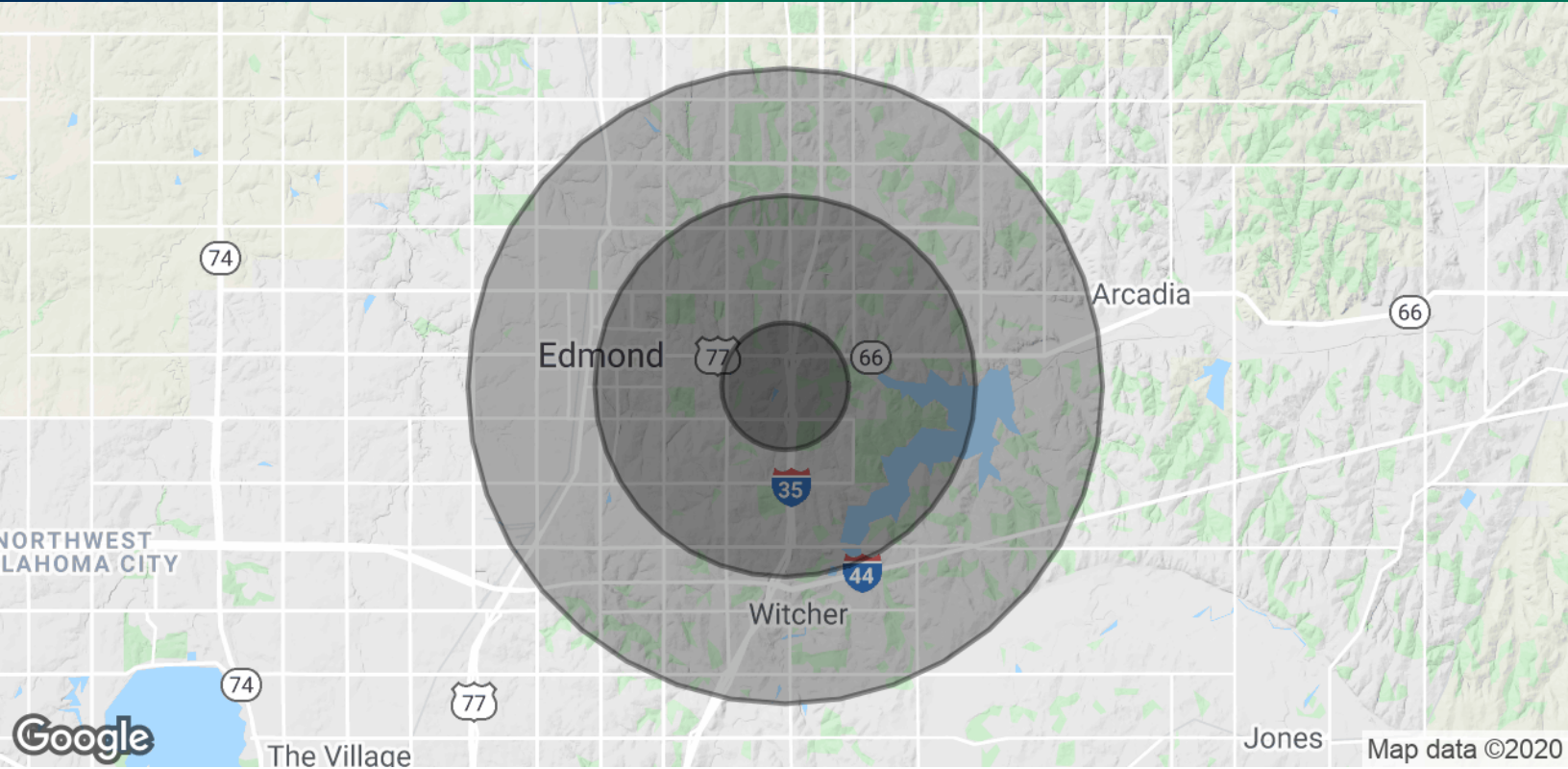
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,869	27,861	73,487
Average age	32.8	37.0	34.1
Average age (Male)	28.6	34.2	32.2
Average age (Female)	36.1	39.3	35.8

### 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 - 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

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