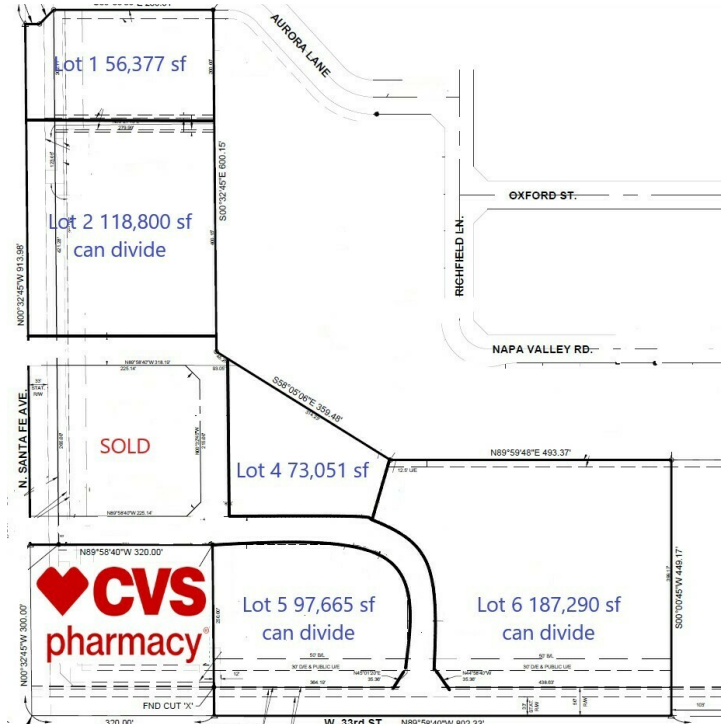


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Available SF:	+/- 56,377 - 533,183 sf
Zoning:	E-1
Market:	NW OKC
Submarket:	Edmond

PROPERTY OVERVIEW

Great location for a retail strip, medical office, bank, car wash, restaurant, or retailers seeking great exposure in South Edmond.

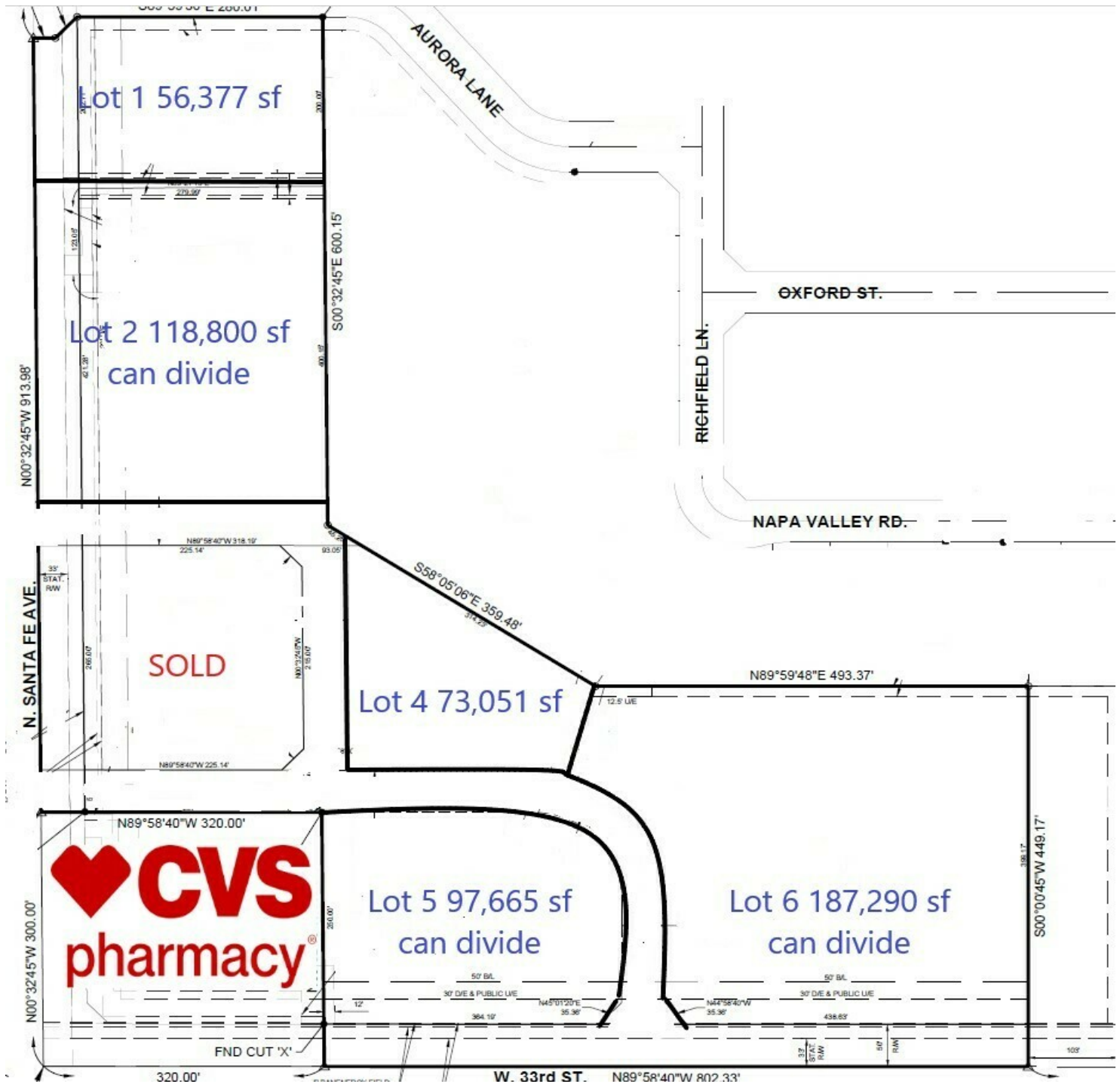
PROPERTY HIGHLIGHTS

- Flexible Lot Sizes
- High Traffic Intersection
- Great Exposure
- Great Demographics

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

TORI THOMPSON-MEYER
405.550.4474
tori@creekcre.com

SITE PLAN



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ethan@creekcre.com

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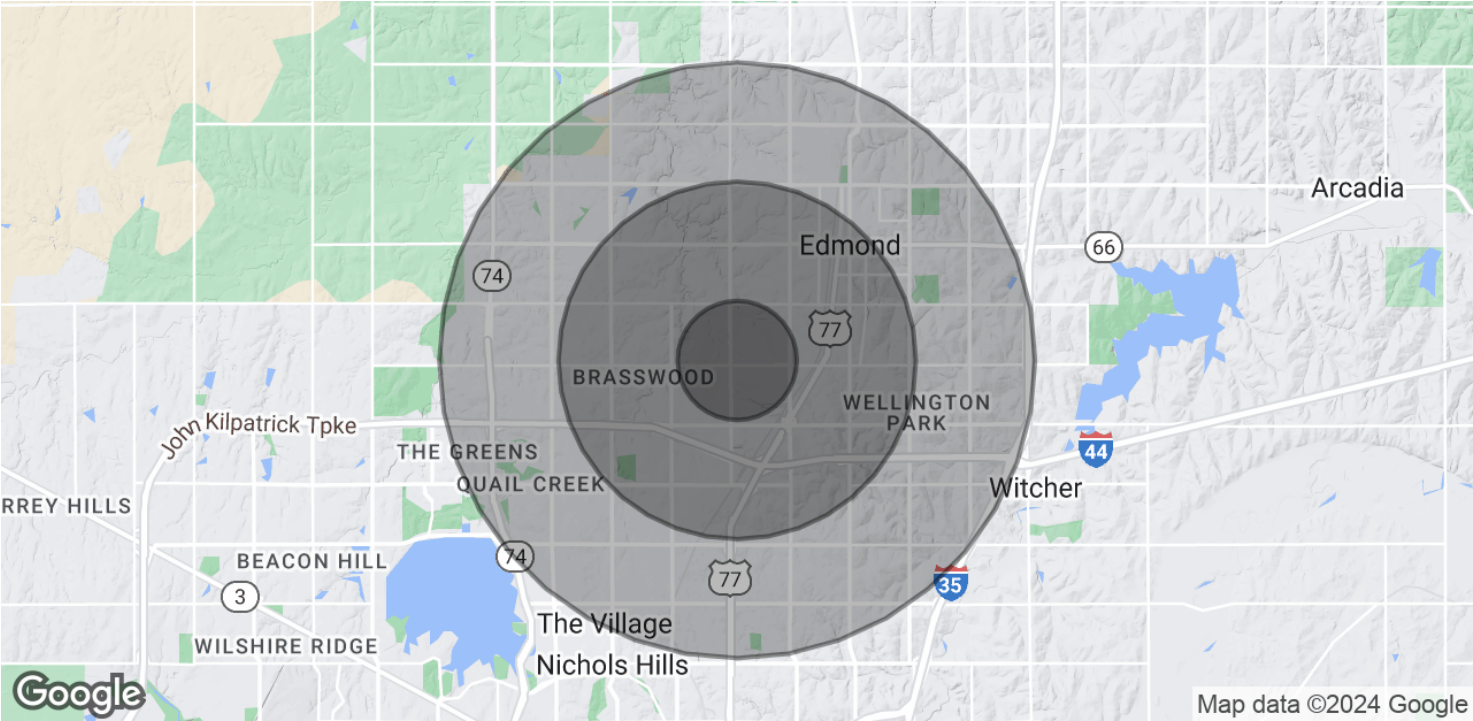
AERIAL MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,817	65,513	156,090
Average age	32.3	32.0	32.6
Average age (Male)	32.3	30.7	30.9
Average age (Female)	31.7	33.1	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,818	25,908	62,784
# of persons per HH	2.6	2.5	2.5
Average HH income	\$96,974	\$73,185	\$73,072
Average house value	\$213,858	\$187,933	\$187,206

* Demographic data derived from 2020 ACS - US Census

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