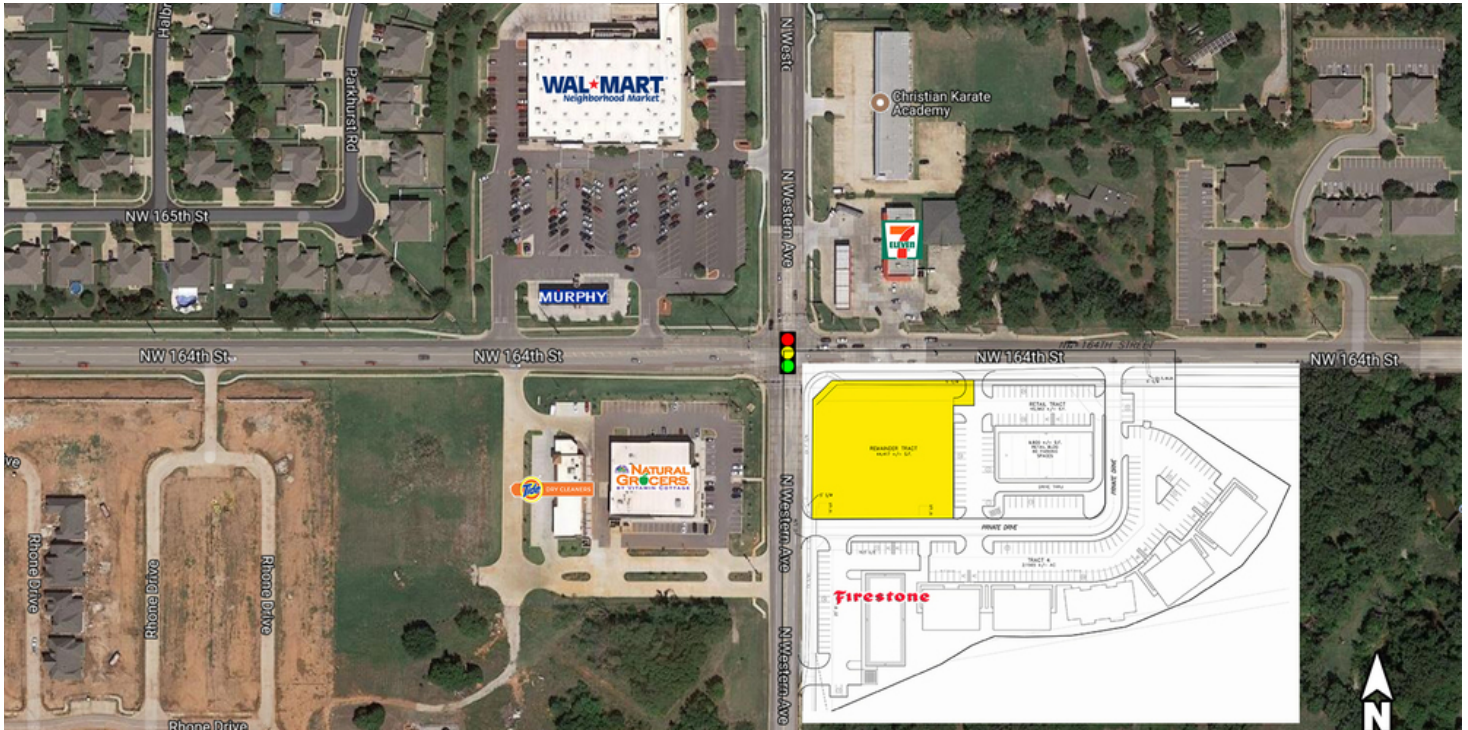


JACKSON CREEK - BUILD TO SUIT / OR GROUND LEASE

NW 164th & N Western Ave, Edmond, OK 73013



RETAIL SPACE NOW AVAILABLE

Available SF:	44,417 SF
Lease Rate:	Negotiable
Lot Size:	1.02 Acres (44,417 SF)
Sub Market:	Edmond
Cross Streets:	NW 164th & N Western Ave

PROPERTY OVERVIEW

Build to Suit and/or Ground Lease.

This site is located on the Southeast Hard Corner of NW 164th & N Western Ave offering excellent visibility and access. Located across from Wal-Mart Neighborhood Market and Natural Grocers.

Jackson Creek is located within the Edmond school district and offers excellent visibility and great opportunity for retailers, banks and/or restaurants.

112717

KARLEEN KRYWUCKI

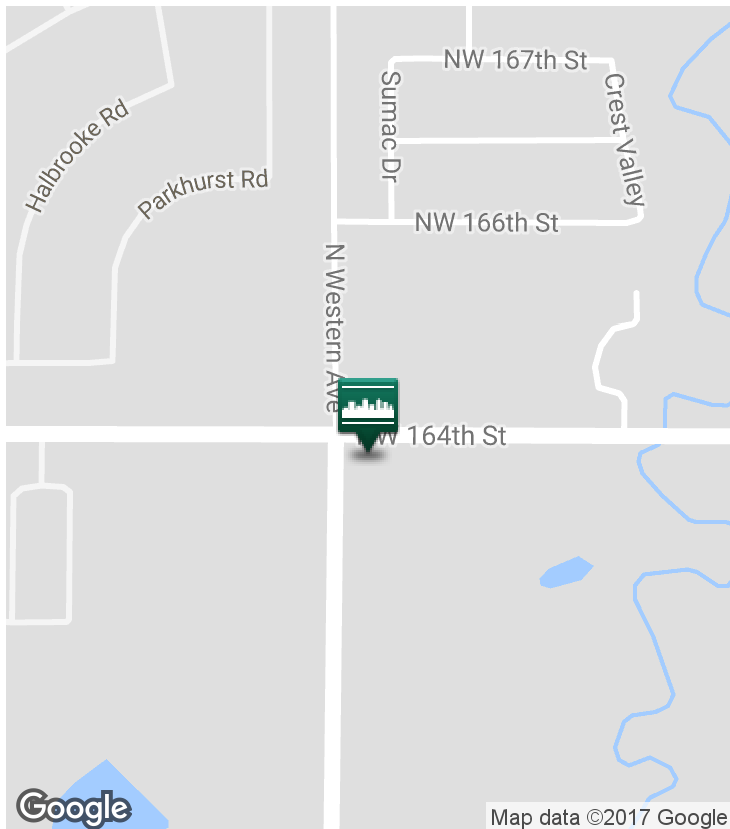
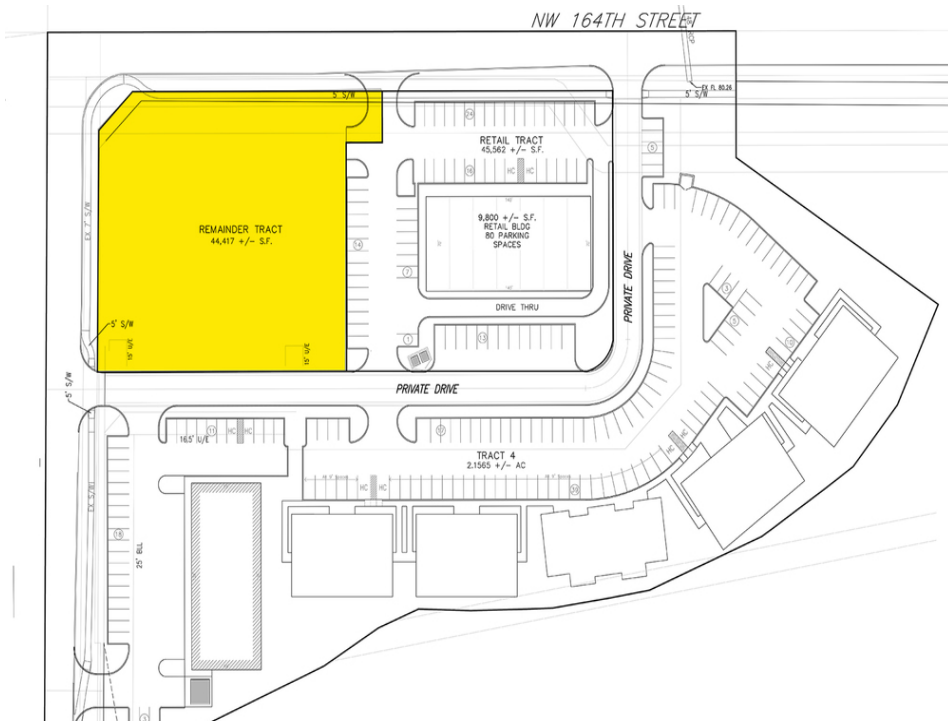
kkrywucki@pricedwards.com
405.843.7474
210 Park Ave, Suite 700, Oklahoma City, OK 73102
pricedwards.com

ROSHA WOOD

Retail Specialist & Property Manager
rwood@pricedwards.com
405.843.7474
210 Park Ave, Suite 700, Oklahoma City, OK 73102
pricedwards.com

JACKSON CREEK - BUILD TO SUIT / OR GROUND LEASE

NW 164th & N Western Ave, Edmond, OK 73013



DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	145,667
Population Density	145,667
Median Age	32.9
Median Age (Male)	31.4
Median Age (Female)	34.1
Total Households	58,949
# of Persons Per HH	2.5
Average HH Income	\$75,450
Average House Value	\$195,154

TRAFFIC COUNTS (per ACOG)

Western	north	12,452
Western	south	16,993
NW 164th	east	16,619
NW 164th	west	17,364

Google
KARLEEN KRYWUCKI

Map data ©2017 Google
ROSHA WOOD

kkrywucki@priceedwards.com
 405.843.7474
 210 Park Ave, Suite 700, Oklahoma City, OK 73102
 priceedwards.com

Retail Specialist & Property Manager
 rwood@priceedwards.com
 405.843.7474
 210 Park Ave, Suite 700, Oklahoma City, OK 73102
 priceedwards.com