

KELLY PLAZA

800-828 W. EDMOND RD., EDMOND, OK



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PROPERTY OVERVIEW

Kelly Plaza is a neighborhood shopping center located on the southeast corner of Edmond Road and North Kelly Avenue in Edmond, OK. The property was renovated in 2011 and contains a mix of household goods and furnishing stores, health and fitness retailers, neighborhood service tenants, and a restaurant. Outparcel and inline spaces are now available for lease at competitive rates to qualified tenants.



HIGHLIGHTS

- High Disposable Income: Average household income of \$106,000/year within a 5 mile radius.
- High Traffic Counts: Over 45,000 vehicles per day drive by the site.
- Large Customer Base: Over 150,000 consumers within a 5 mile radius.
- Rapid Growth: Edmond has a 1.74% annual growth rate, more than twice the national average.
- Excellent Visibility: Suites facing Edmond Road and Kelly Avenue now available.

DETAILS

SHOPPING CENTER (RENOVATED IN 2011):	86,427 SF
MAX CONTIGUOUS:	2,903 SF
MIN. CONTIGUOUS:	800 SF
LEASE RATE:	Negotiable
CAM, TAXES, INSURANCE:	\$2.49/SF

MARKET AERIAL



PROPERTY PHOTOS



AERIAL PHOTOS



SITE PLAN

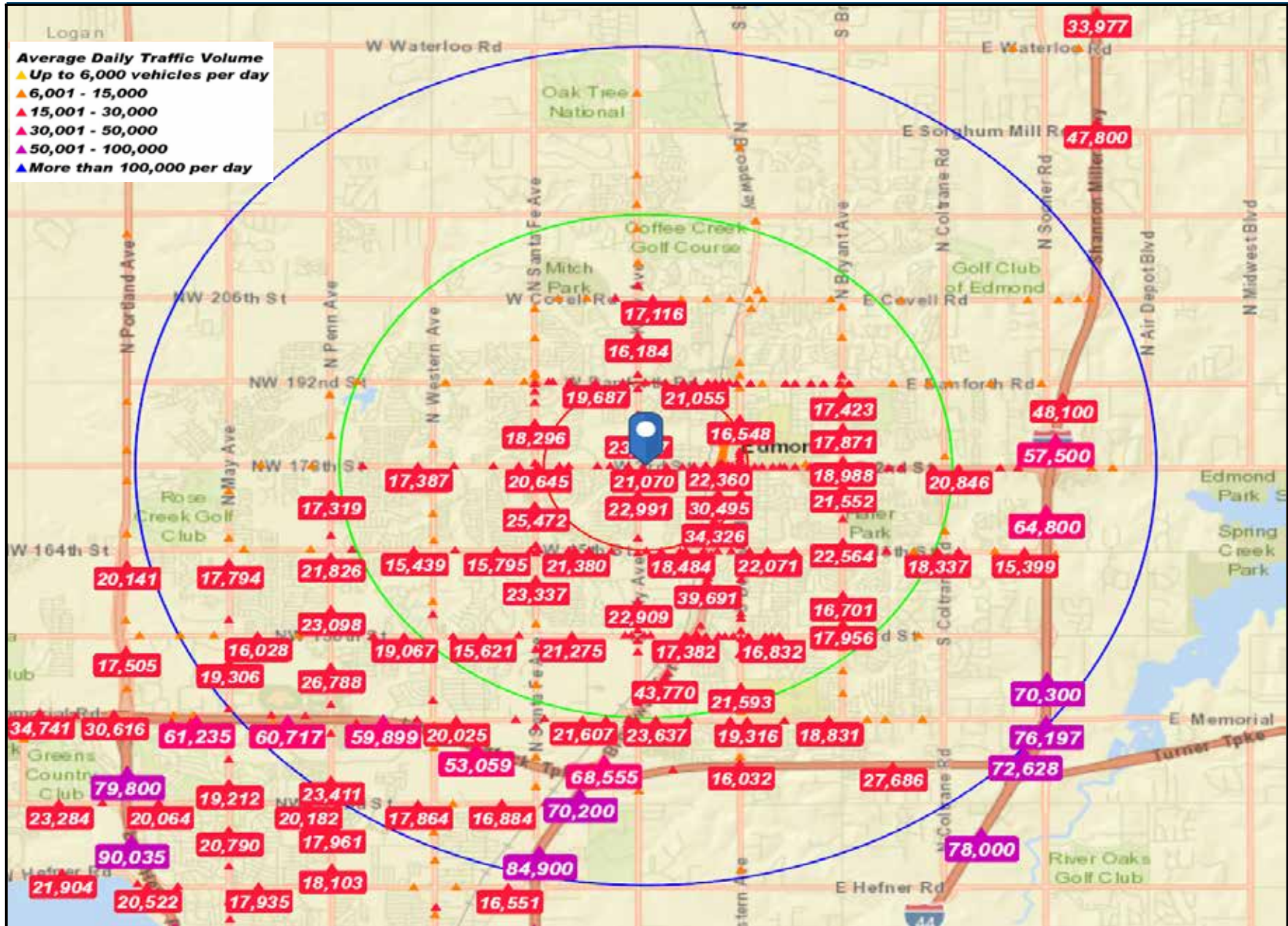
KELLY PLAZA | Site Plan



TENANTS

SUITE	TENANT	SF
304	Pho Ben Restaurant	3,886
320	AVAILABLE (divisible)	2,692
328	The Vault Collectibles	1,197
340-352	Vu's Fabric	7,175
356	Smith's Pro Nutrition	1,690
360	Check N' Go	1,210
364	Allstate	1,700
368	Allstate	1,203
804	AVAILABLE	9,218
808	10Gym	4,033
816	10Gym	19,582
834	Kid's Galaxy	15,920
836	Dollar Tree	8,924
822A	Safe Ship	1,400
822C	AVAILABLE	1,000
822E	Heritage Wine & Spirits	1,600
822F	Chafe`	1,600
822H	AVAILABLE	800
822I	Upstate Hair Designs	797
822J	Fashion Nails	800
PAD	WeeKie Credit Union	
Total GLA		86,427

TRAFFIC COUNT MAP



5 MILE DEMOGRAPHIC CHART

KEY FACTS

159,045

Population



2.5

Average Household Size

34.9

Median Age

\$77,259

Median Household Income

EDUCATION

3%

No High School Diploma



15%

High School Graduate



27%

Some College



54%

Bachelor's/Grad/Prof Degree

BUSINESS



5,320

Total Businesses



58,553

Total Employees

EMPLOYMENT



White Collar

77%



Blue Collar

11%



Services

13%

3.0%

Unemployment Rate

INCOME



\$77,259

Median Household Income



\$40,365

Per Capita Income



\$164,353

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (19.1%)

The smallest group: \$15,000 - \$24,999 (6.2%)

Indicator	Value	Difference	
<\$15,000	7.5%	-5.0%	
\$15,000 - \$24,999	6.2%	-4.9%	
\$25,000 - \$34,999	7.3%	-3.8%	
\$35,000 - \$49,999	10.9%	-3.2%	
\$50,000 - \$74,999	16.6%	-1.2%	
\$75,000 - \$99,999	13.3%	+1.8%	
\$100,000 - \$149,999	19.1%	+6.7%	
\$150,000 - \$199,999	9.4%	+4.7%	
\$200,000+	9.8%	+4.9%	

Bars show deviation from Oklahoma County