

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	33,989 SF
Available SF:	4,918 - 14,875 SF
Number of Units:	8
Market:	Edmond

PROPERTY OVERVIEW

Danforth Square sits at the southeast corner of Danforth & Kelly. Over 47,000 vehicles pass the site daily. Ideal for shipping, warehouse, or studios that do not require store front visibility. Access provided in the common hallway. Co-tenants include: Hallmark, Los Arcos Mexican Restaurant, Impact Dance Studio, E & J's Liquor and Wine, No Limits Health & Fitness, and Oklaboba. Surrounding businesses include: Hobby Lobby, Walmart, Dollar General, Dollar Tree, Starbucks, MidFirst Bank, Ace Hardware, McDonald's and more.

PROPERTY HIGHLIGHTS

- 840 W Danforth - 6,300 SF
- Former restaurant, end cap suite with a private loading dock. Large kitchen with two massive vent hoods, 3 walk ins, and plenty of room for washing, food prep, etc. In the kitchen area are three rooms good for management offices, conference rooms, etc. Suite is ready to be finished per tenant requirements.
- 844 W Danforth - 4,918 SF
- Access through the common area hallway with two large open areas, private loading dock, etc.
- 846 W Danforth - 3,657 SF
- Former gym with nicely built out showers/bathrooms. Open concept with private

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AERIAL

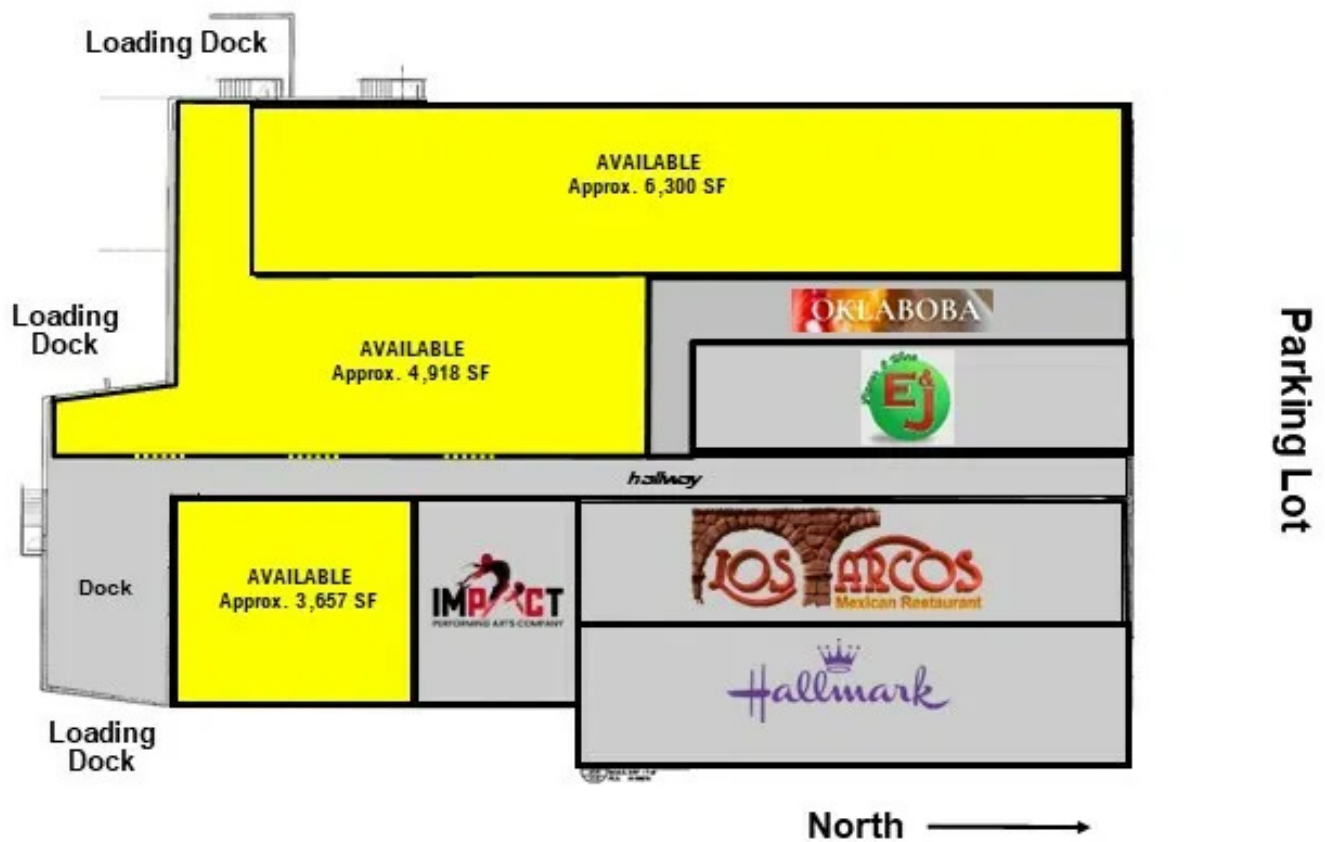


Available Suite



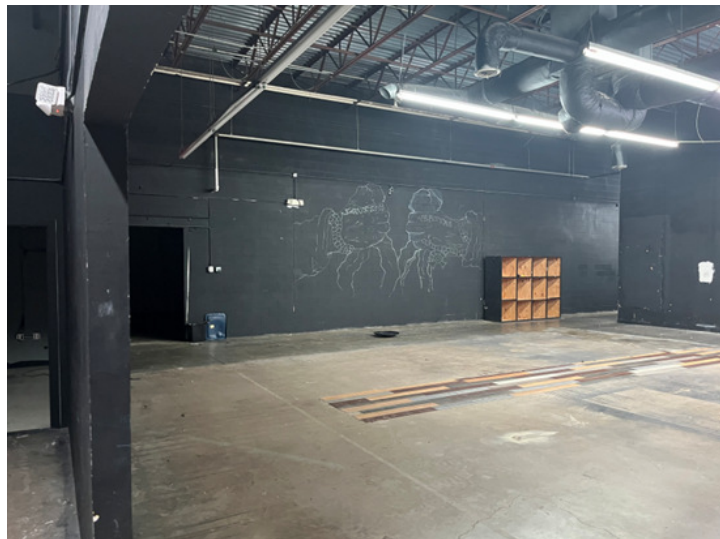
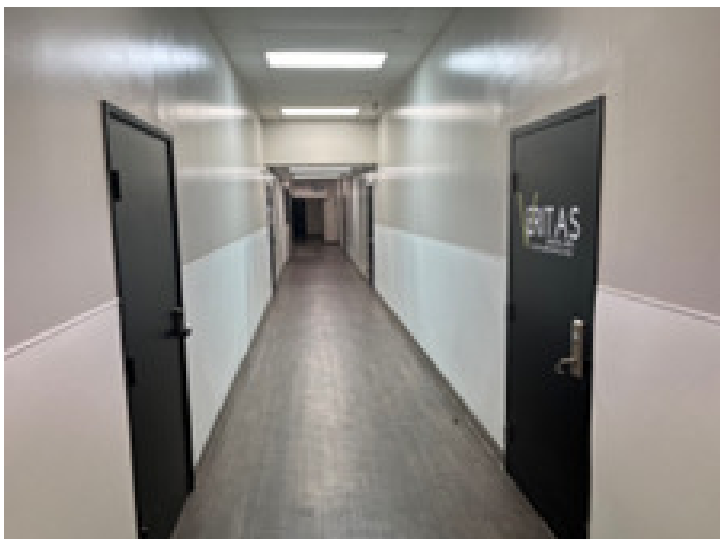
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SITE PLAN



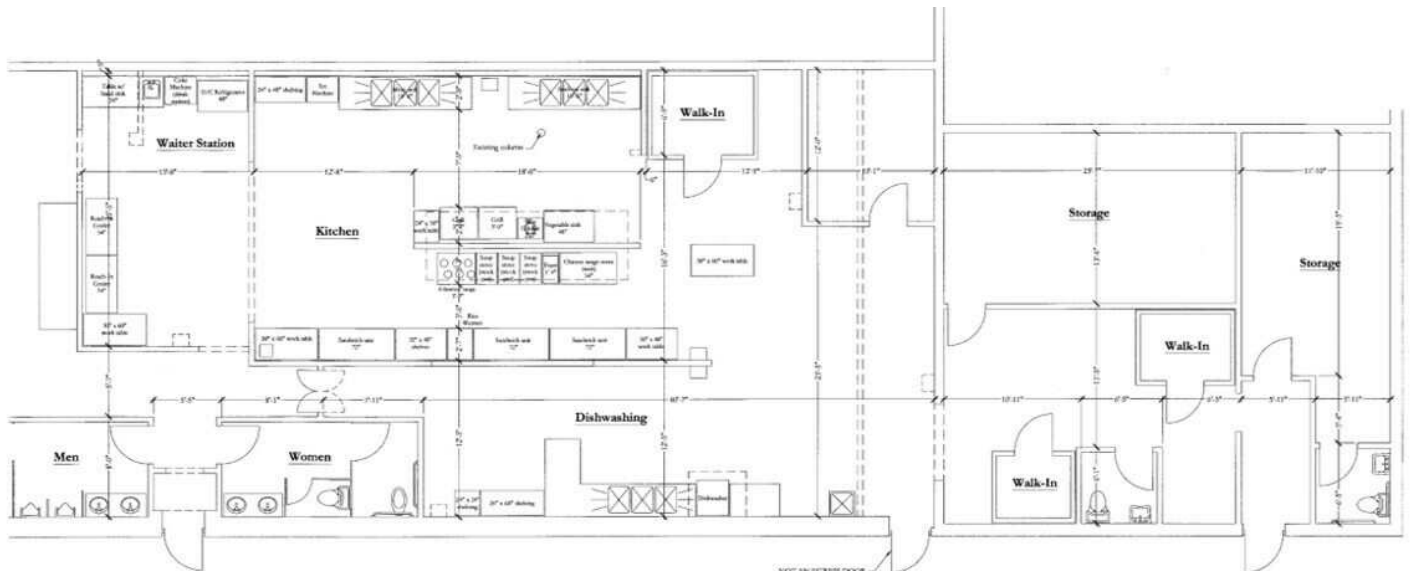
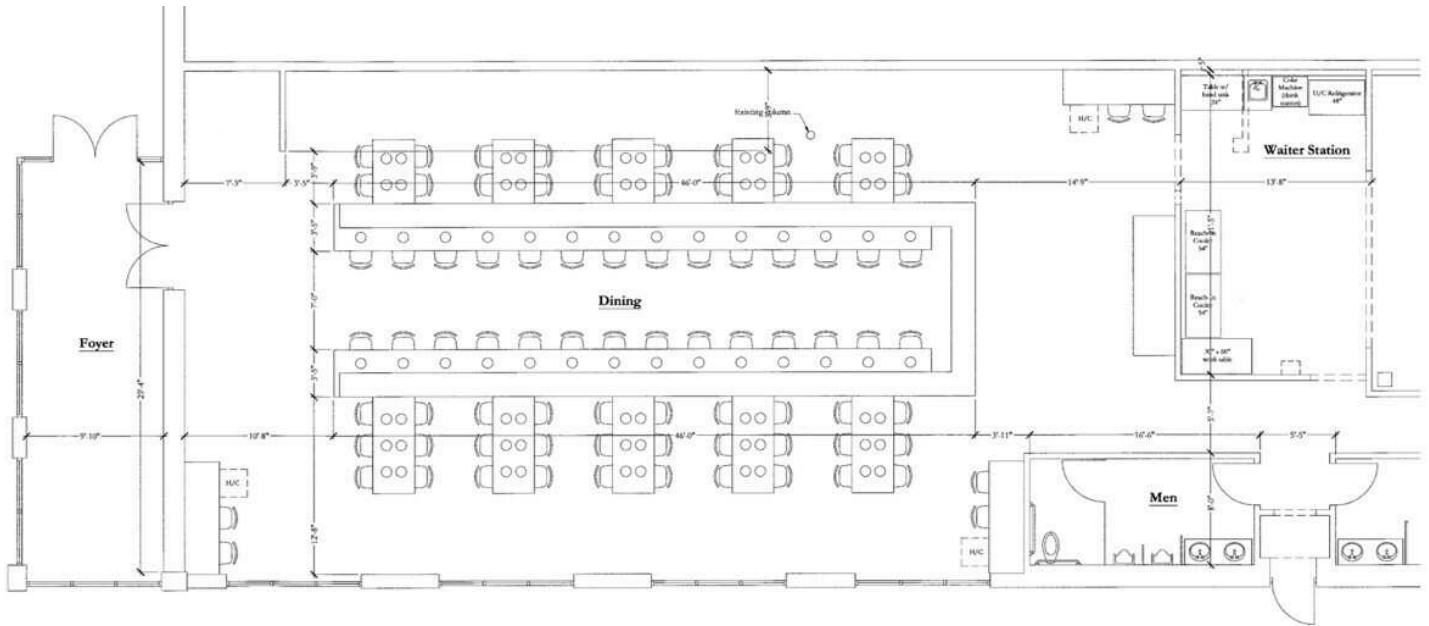
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SUITE 844 - 4,918 SF



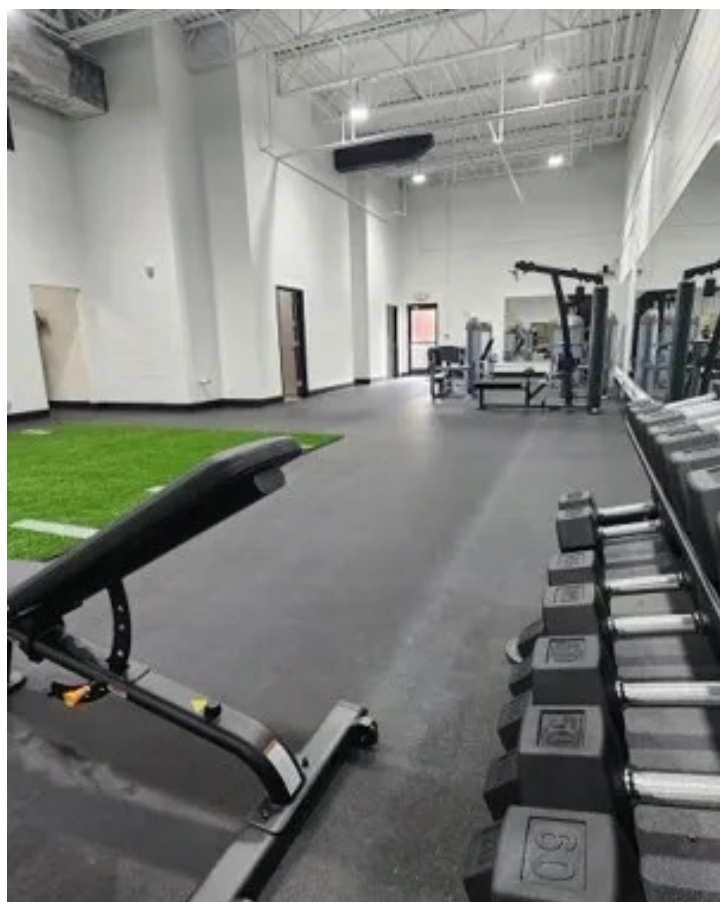
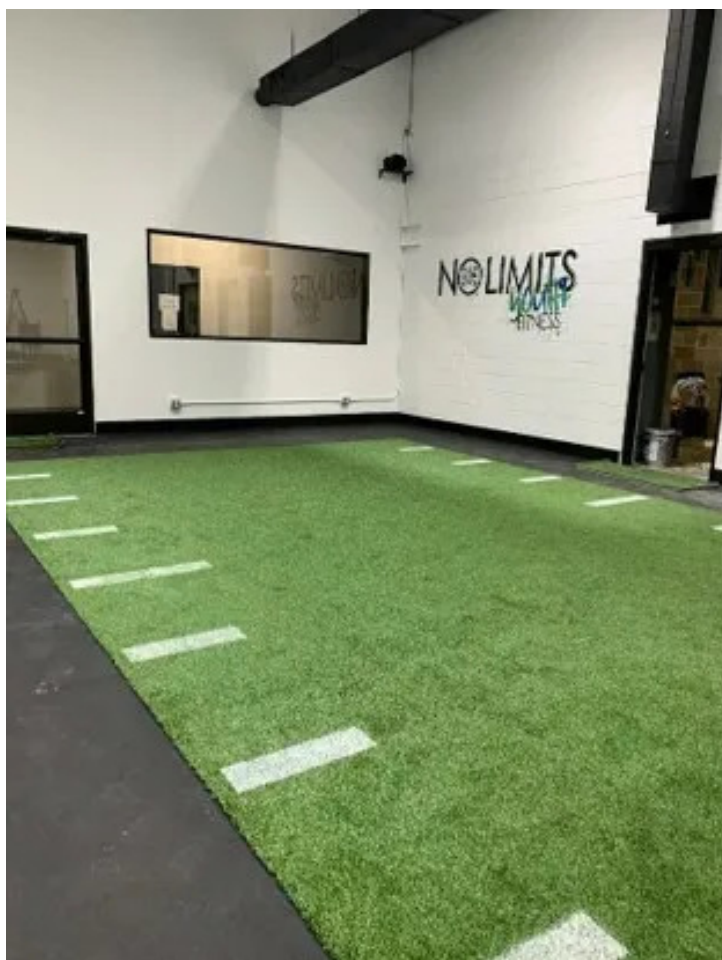
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SUITE 840 - 6,300 SF



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SUITE 846 - 3,657 SF



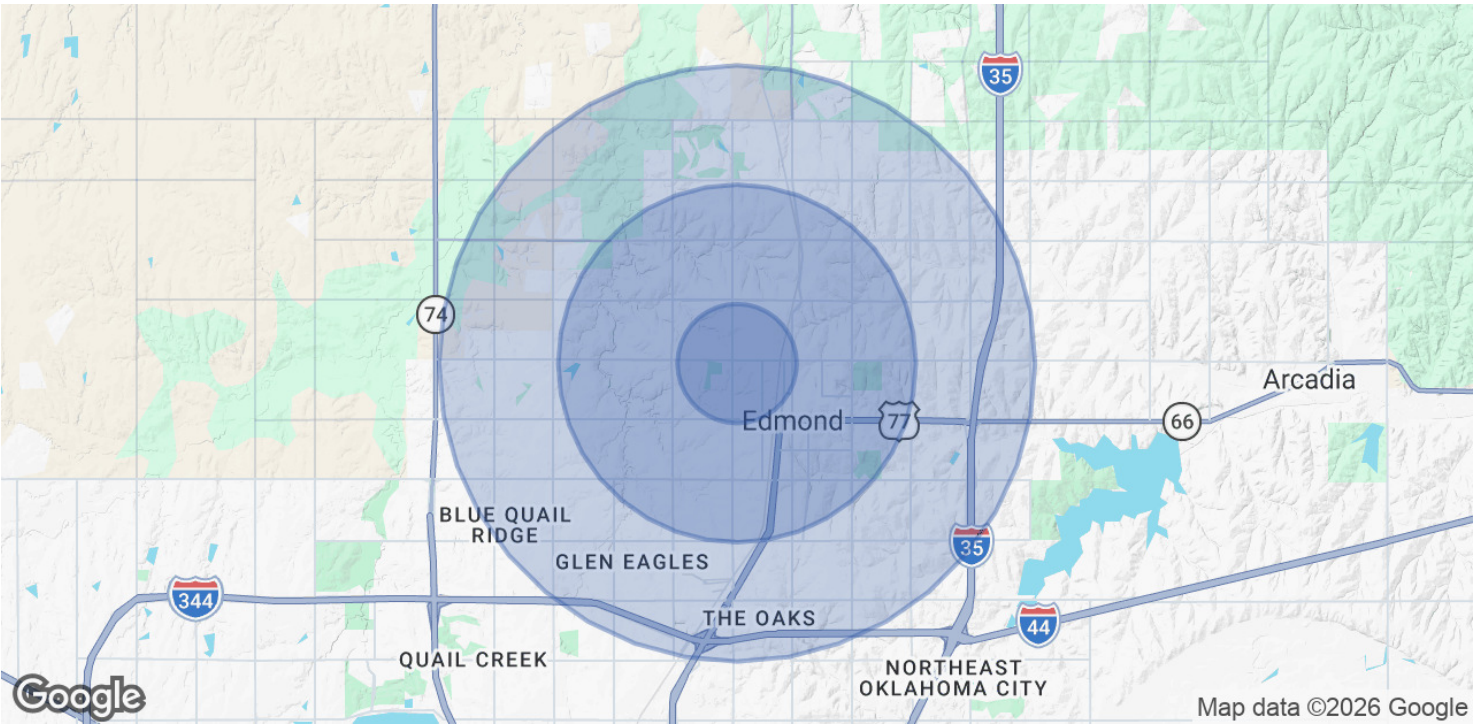
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,727	79,143	160,746
Average Age	37	38	38
Average Age (Male)	35	37	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,387	30,567	61,432
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$81,063	\$119,264	\$131,733
Average House Value	\$240,354	\$323,939	\$360,324

2020 American Community Survey (ACS)

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