## COVELL VILLAGE

1380 W Covell Road, Edmond, OK 73003







#### RETAIL RESTAURANT SPACE NOW AVAILABLE

**Available SF:** Suite 124 2,954 SF

**Lease Rate:** Negotiable

**Lot Size:** 1.74 Acres

**Building Size:** 17,243 SF

**Cross Streets:** W Covell Rd & N Kelly Ave growing area.

### PROPERTY OVERVIEW

Turn-key restaurant space with over \$250,000 in high-end finishes now available.

Everything stays except for the equipment. Owner is willing to sell equipment; contact for details.

Prominent placement on the Monument sign available.

### LOCATION OVERVIEW

040119

2017 Covell Village is shadow anchored by Uptown Grocery.

Great co-tenancy with strong demographics in a rapidly growing area.

## ROSHA WOOD

**Year Built:** 

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

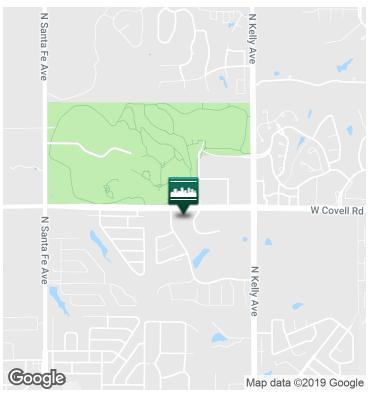
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)		
Total Population		110,375
Population Density		110,375
Median Age		33.8
Median Age (Male)		32.6
Median Age (Female)		34.8
Total Households		41,212
# of Persons Per HH		2.7
Average HH Income		\$93,861
Average House Value		\$237,125
TRAFFIC COUNTS (per ACOG)		
W Covell	east	16,954

## W Covell west 15,736 N Kelly Ave north 17,151 N Kelly Ave south 22,187

#### **ROSHA WOOD**

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