



# RETAIL ANCHOR POSITION | FOR SALE

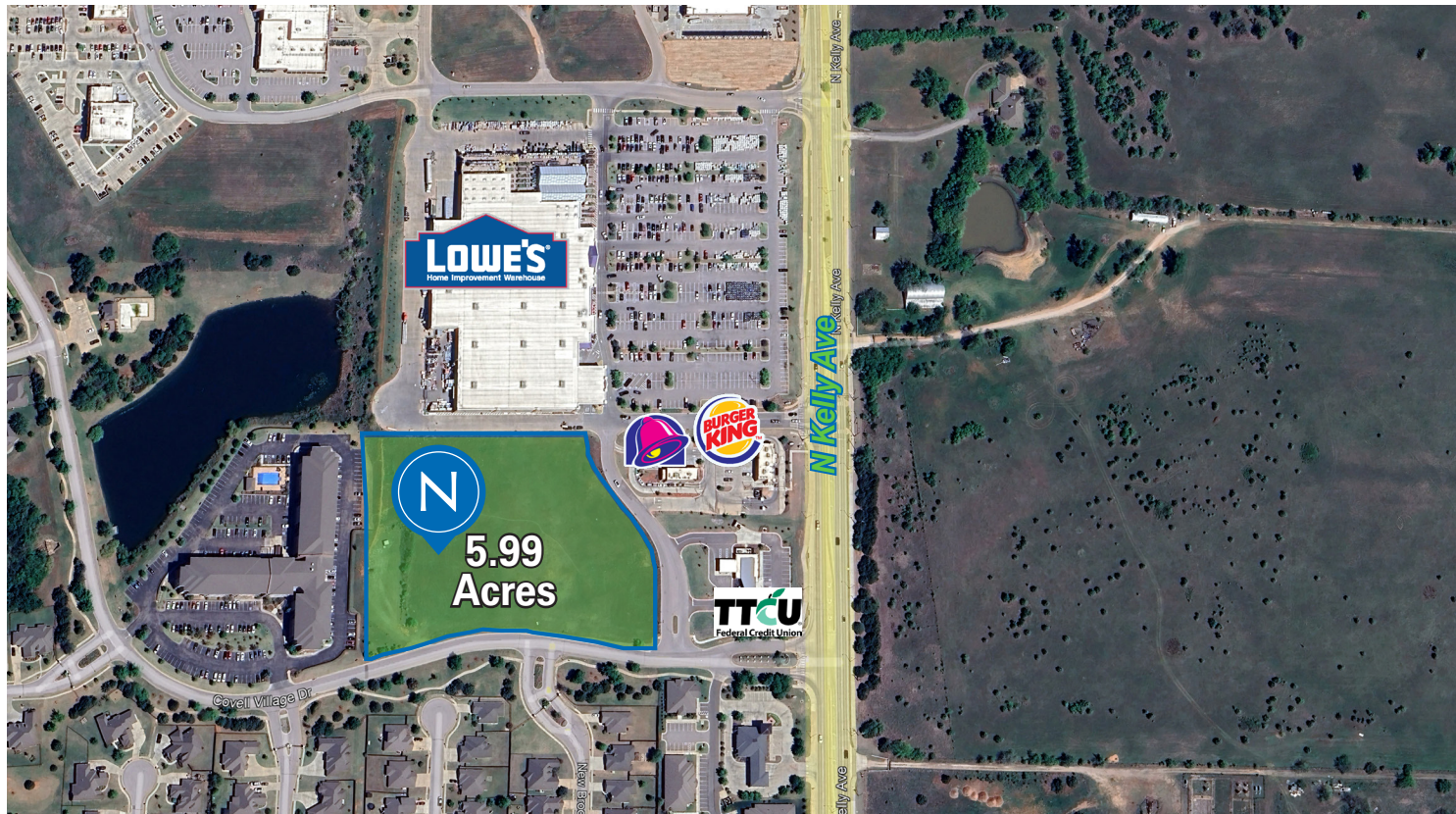
2300 BLK N. KELLY AVE., EDMOND, OK 73003

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**NEWMARK**  
ROBINSON PARK



# 2300 BLK N. KELLY AVE.



## SNAPSHOT



**Estimated Vehicles/Day**  
**North Kelly Ave.**  
22,187 VPD



**Avg. HH Income**  
**3 mi Radius**  
\$120,735



**Population**  
**3 mi Radius**  
69,290

## DETAILS

<b>Sale Price</b>	\$1,625,000
<b>Lot Size</b>	5.99 Acres
<b>Zoning</b>	E-2

## HIGHLIGHTS

Located south of Covell Road and Kelly Avenue in Edmond  
Nearby retailers: 140,000 SF Lowes Home Improvement Center, 50,350 SF Uptown Grocery, purveyor of fine foods for the Edmond discriminating shopper, and Walgreens

## OVERVIEW

There have been significant street improvements to both Kelly & Covell facilitating commuter and shopper traffic. Located near John Ross Elementary, Cheyenne Middle, and North High Schools . Nearby new shopping center offering an array of retail service providers.