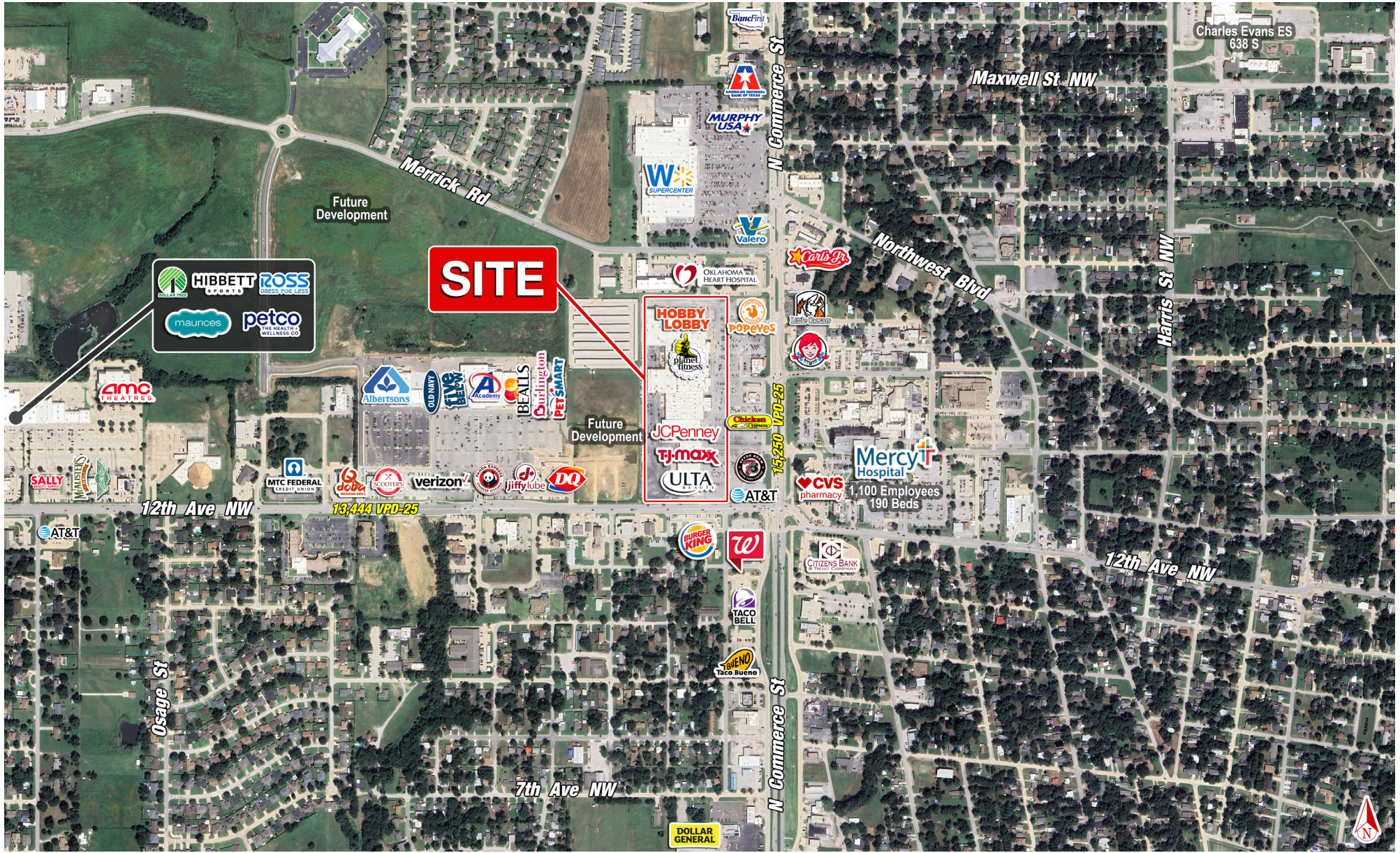


# ARDMORE, OK | AVAILABLE FOR LEASE

1211 N COMMERCE ST ARDMORE, OK 73401

SHOP COS.



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Jack Weir | [JACK@SHOPCOMPANIES.COM](mailto:JACK@SHOPCOMPANIES.COM) | 214-935-5634

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SHOP<sup>CO.</sup>

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## SHOPS AT ARDMORE

## PROJECT SCOPE

1. ULTA - 10,000 SF
2. TJ MAXX - 22,720 SF
3. AARONS - 8,442 SF
4. JC PENNEY - 8,442 SF
5. VACANT - 5,120 SF
6. STAPLES - 15,000 SF
7. GNC - 1,755 SF
8. JINGYUAN - 3,025 SF
9. VACANT - 7,719 SF
10. VACANT - 8,529 SF
11. PEANUT SHACK - 844 SF
12. US ARMY - 2,527 SF
13. VACANT - 1,000 SF
14. VACANT - 430 SF
15. VACANT - 26,432 SF
16. HOBBY LOBBY - 57,120 SF
17. VETERAN AFFAIRS - 5,002 SF
18. FAMOUS FOOTWEAR - 6,267 SF
19. VACANT - 1,849 SF
20. PLANET FITNESS - 25,632 SF
21. VACANT - 1,167 SF
22. NATURAL NAILS - 623 SF
23. VACANT - 3,000 SF
24. VACANT - 3,300 SF
25. VACANT - 5,680 SF
26. VACANT - 3,356 SF
27. SNOWCONE BLIZZARD - 3,500 SF
28. ATT - 2,500 SF



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This shopping center is strategically positioned at Ardmore's most heavily trafficked intersection, with over 35,000 vehicles per day. Located at the intersection of N Commerce Street and 12th Avenue NW, the center is anchored by prominent national retailers including Hobby Lobby, TJ Maxx, Ulta, and Planet Fitness, among others. Ardmore serves as the county seat of Carter County, home to nearly 60,000 residents and experiencing steady growth. The city is also ideally situated just 30 miles north of the Texas border, making it a key regional hub for commerce and retail.

## DETAILS

- Available For Lease
- Sizing: 3,000 SF - 26,432 SF
- In Line & Junior Anchor Spaces Available

## TRAFFIC COUNTS

- o N Commerce St: 15,250 VPD-25
- o 12th Ave NW: 13,444 VPD-25
- o I-35: 35,435 VPD-25

## AREA RETAILERS



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## DEMOGRAPHICS

|                     | 1 mile    | 3 mile    | 5 mile    |
|---------------------|-----------|-----------|-----------|
| Est. Population     | 7,978     | 23,439    | 27,980    |
| Avg. HH Income      | \$66,015  | \$76,827  | \$80,674  |
| Total Housing Units | 2,968     | 9,594     | 11,086    |
| Daytime Population  | 11,192    | 31,642    | 35,462    |
| Median Home Value   | \$127,441 | \$171,200 | \$190,570 |

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