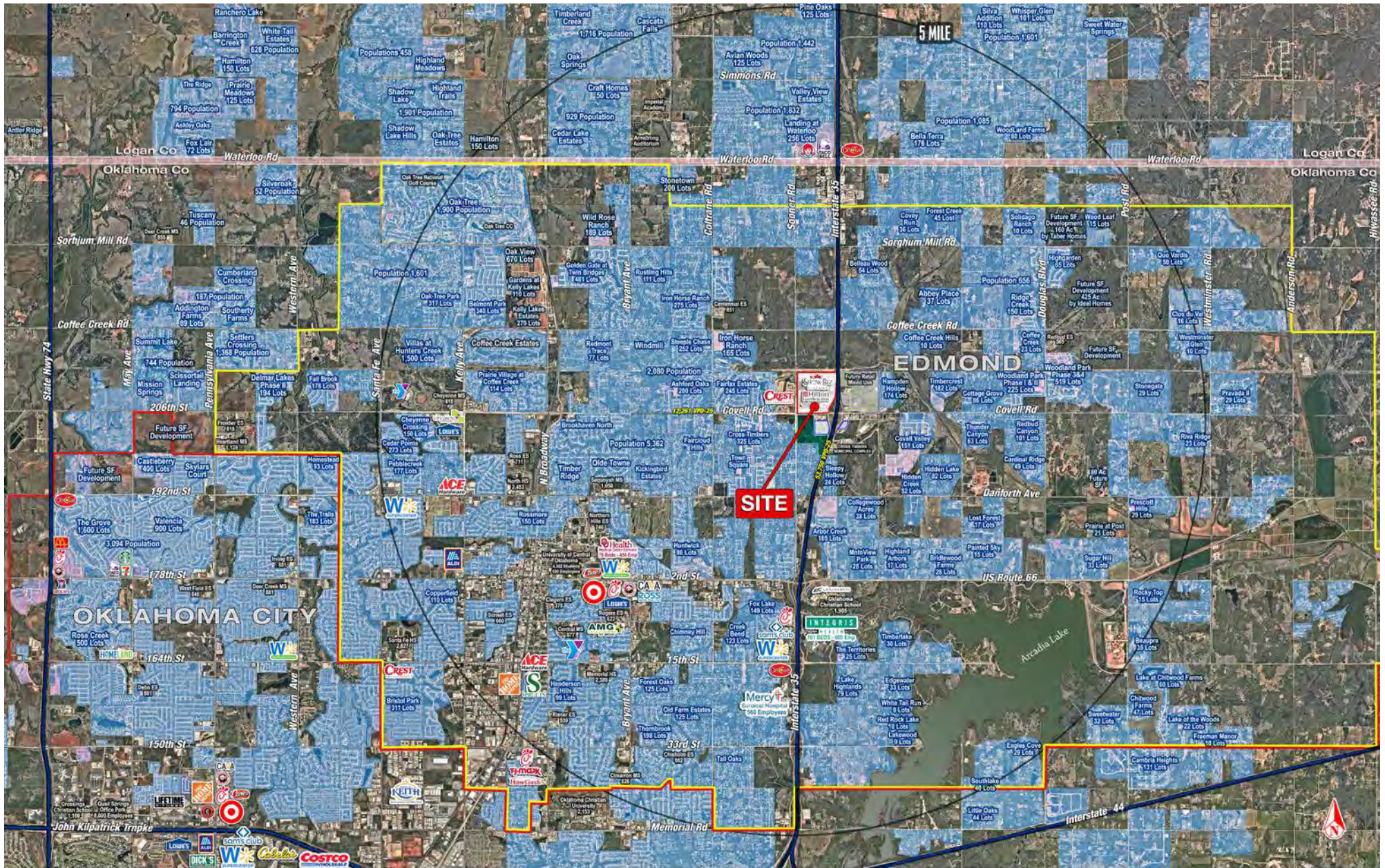


NWQ I-35 & COVELL EDMOND, OK 73034

SHOP ^{COS.}



Kendra Roberts / **KENDRA@SHOPCOMPANIES.COM** / **405-806-7604**

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I-35 & COVELL | 107+ AC AVAILABLE

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PROJECT SCOPE

A newly developed site located at Covell & Sooner Rd in Edmond, OK, presents a promising retail opportunity. This property is ideally situated near neighborhoods with high average household incomes of over \$168,000 within a 1-mile radius, numerous upcoming developments, and other retailers, including Crest Foods, McDonald's, Braum's, Qdoba, and Starbucks. This exceptional property is strategically positioned off Interstate 35, benefitting from a high traffic volume of 65,300 vehicles per day. The new development already features the successful ShowBiz Cinemas, which boasts 463k visits annually.

PRICING

- Call for rates
- BTS | Lease

DETAILS

- 107+ Acres of Development
- Multiple Pad & Future Retail for Lease
- Delivery: Q3 2026

TRAFFIC COUNTS

o Interstate 35	53,750 VPD-25
o E Covell Road	12,261 VPD-25

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	2,223	28,194	82,072
Avg. HH Income	\$168,528	\$163,082	\$134,662
Total Housing Units	786	10,573	31,594
Daytime Population	1,785	21,622	74,180
Medium Home Value	\$403,414	\$363,699	\$308,203

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