

I-35 & COVELL | 107+ AC AVAILABLE

NWQ I-35 & COVELL EDMOND, OK 73034

SHOP COS.



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PROJECT SCOPE

This site located at Covell & Sooner Rd in Edmond, 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

- 1 -2 AC Pad Sites Available
- Shops A & B Delivery: Q2 2026
- Shops C - F Delivery: Q4 2026
- Strip Center Shop Spaces: 6,000 SF up to 12,400 SF (Divisible)

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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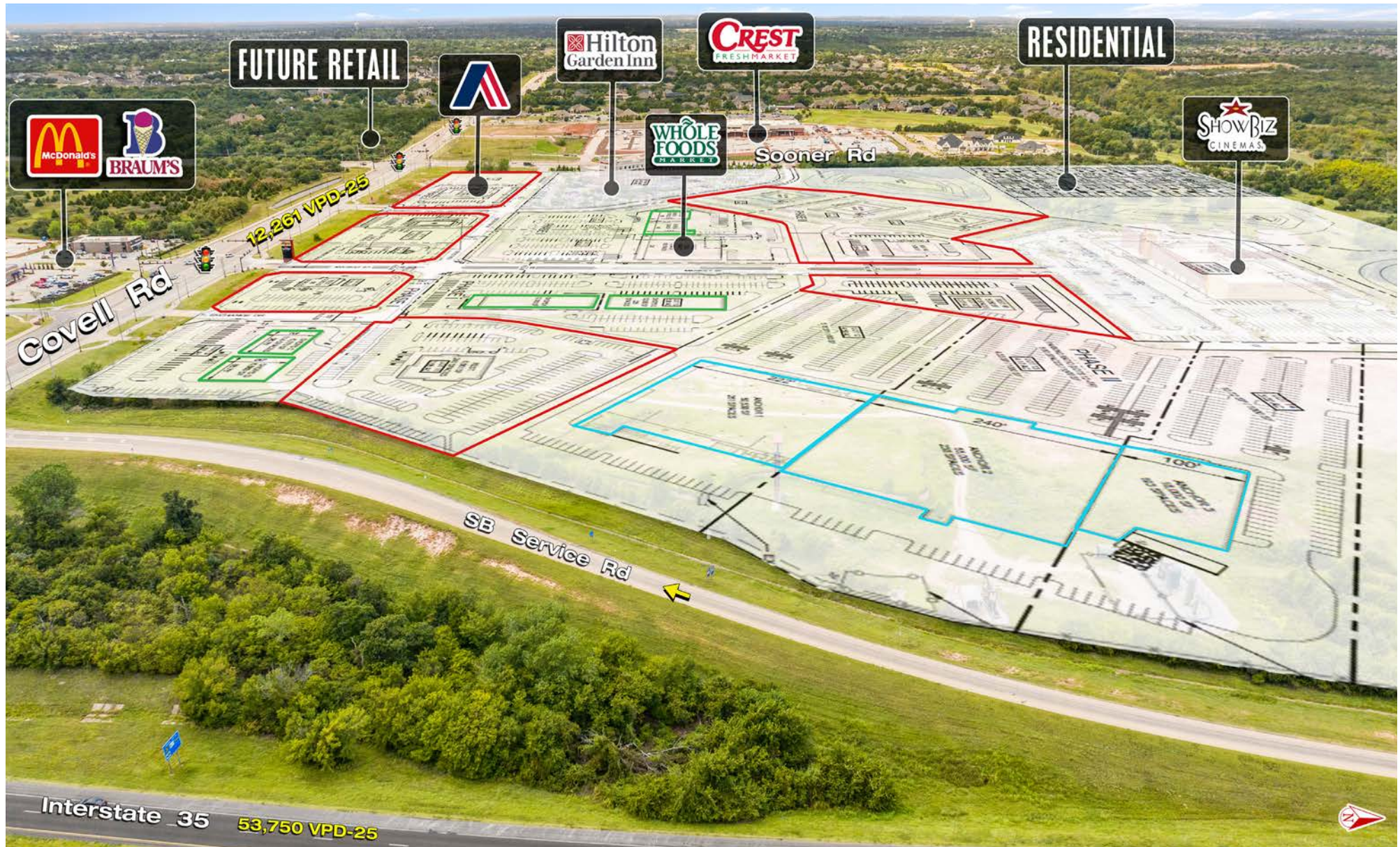
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