



**N** **NEWMARK GRUBB**  
LEVY STRANGE BEFFORT

## Kelly Plaza | FOR LEASE

800-828 W Edmond Rd., Edmond, OK

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## TENANTS

SUITE	TENANT	SF
304	Pho Ben Restaurant	3,886
<b>320</b>	<b>AVAILABLE</b>	<b>1,600</b>
328	The Vault Collectibles	1,197
340-352	Vu's Fabric	7,175
356	Smith's Pro Nutrition	1,690
360	Check N' Go	1,210
<b>364</b>	Allstate	1,700
<b>368</b>	Allstate	1,203
804	<b>AVAILABLE</b>	<b>9,218</b>
808	10Gym	4,033
816	10Gym	19,582
834	Kid's Galaxy	15,920
836	Dollar Tree	8,924
822A	Safe Ship	1,400
822C	Life Pro Safety Services	1,000
822E	Heritage Wine & Spirits	1,600
<b>822F</b>	<b>AVAILABLE</b>	<b>1,600</b>
822H	Brow Art Design	800
822I	Upstate Hair Designs	797
822J	Fashion Nails	800
PAD	WeeKie Credit Union	
<b>Total GLA</b>		<b>86,427</b>

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### PROPERTY DETAILS

Available SF	13,510 SF
Lease Rate	Negotiable
Building Size	86,427 SF
Building Renovation	2011

### PROPERTY HIGHLIGHTS

High Disposable Income: Average household income of \$106,000/year within a 5 mile radius.

High Traffic Counts: Over 45,000 vehicles per day drive by the site.

Large Customer Base: Over 150,000 consumers within a 5 mile radius.

Rapid Growth: Edmond has a 1.74% annual growth rate, more than twice the national average.

Excellent Visibility: Suites facing Edmond Road and Kelly Avenue now available.