



MARKET OVERVIEW

Commerce Plaza is a revitalized retail center that has transformed the former Ardmore Mall into a dynamic shopping destination. Strategically positioned at the intersection of Grand Avenue and North Commerce Street, the plaza benefits from high visibility and accessibility, with daily traffic counts of 19,000 on North Commerce Street.

PROPERTY HIGHLIGHTS

Located on the SEC N Commerce Street and 4th Avenue

- > Redevelopment of Commerce Plaza, former Ardmore Mall
- > 10,000 SF former Sears Home & Appliances available for lease
- > Future outparcel pad sites available (*up to 3,500 SF*)
- > Top ranking American Freight (#1 in OK), Ollie's Baragrain uotlet, Rent A Center, and HTeaO (*Placer.Ai*)

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
2024 Population	8,198	23,378	27,917
Avg HH Income	\$68,592	\$71,833	\$76,162





