



MARKET OVERVIEW

Conveniently located along I-35 between Dallas / Fort Worth and Oklahoma City, Ardmore is the main retail destination for a trade area population over 250,000 and boasts annual retail sales that exceeds \$1.2 billion.

PROPERTY HIGHLIGHTS

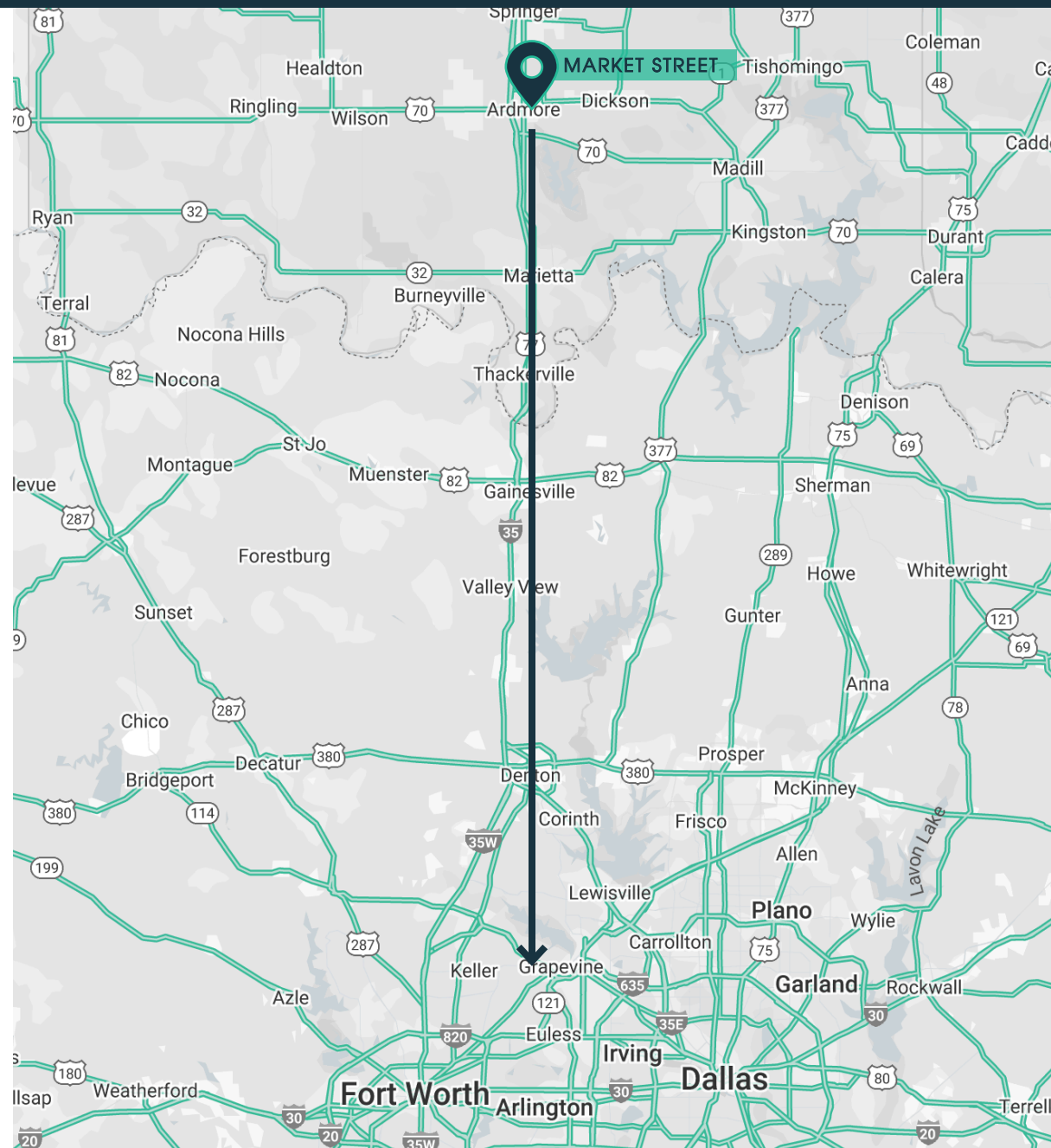
1585 - 1881 12th Avenue NW, Ardmore, OK 73401

- > 2,435 SF remaining between Albertsons and Buckle
- > 0.5 – 2.0 AC Pads Available
- > 226,000 SF anchored by Albertsons & Academy Sports
- > Lighted Intersection

TRAFFIC COUNTS

- > 12th Avenue NW: 15,886 VPD
- > N. Commerce Street: 14,514 VPD
- > I-35W: 38,500 VPD

DEMOGRAPHICS	5-Mile	10-Mile	Trade Area
2024 Population	27,800	39,684	274,756
Avg HH Income	\$76,680	\$79,253	\$76,712
Households	11,135	15,643	109,518





PHASE 3





