



PROPERTY OVERVIEW

Rare 12th Ave pad sites immediately adjacent to Market Street, a dynamic, multi-anchor retail development conveniently located at the intersection of two major highways, providing high visibility and accessibility.

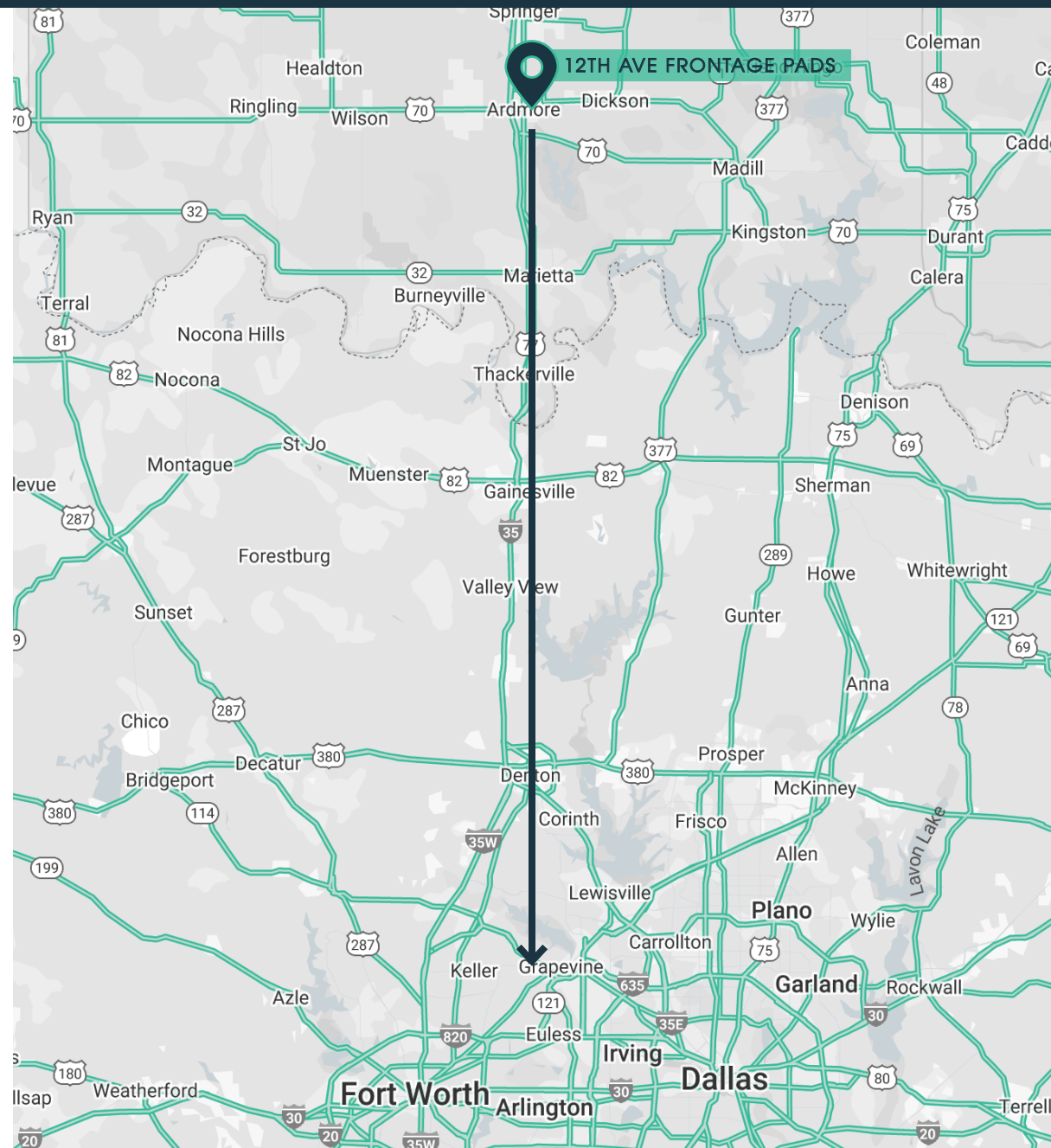
PROPERTY HIGHLIGHTS

- > 0.5 – 2 acre pads available
- > 12th Avenue frontage in heart of Ardmore's retail corridor
- > Cross access with Market Street at Ardmore
- > Phase I and Shops at Ardmore
- > Join Panda Express, Dairy Queen, Seven Brew, Golden Chick, Jiffy Lube, Scooters and more

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





12th Ave Frontage Pads	
Pad	Size
1	31,900 SF
2	31,950 SF
3	30,350 SF
4	41,910 SF
5	41,900 SF

