



## PROPERTY OVERVIEW

Market Street offers five pad sites within a dynamic, multi-anchor retail development conveniently located at the intersection of two major highways, providing high visibility and accessibility.

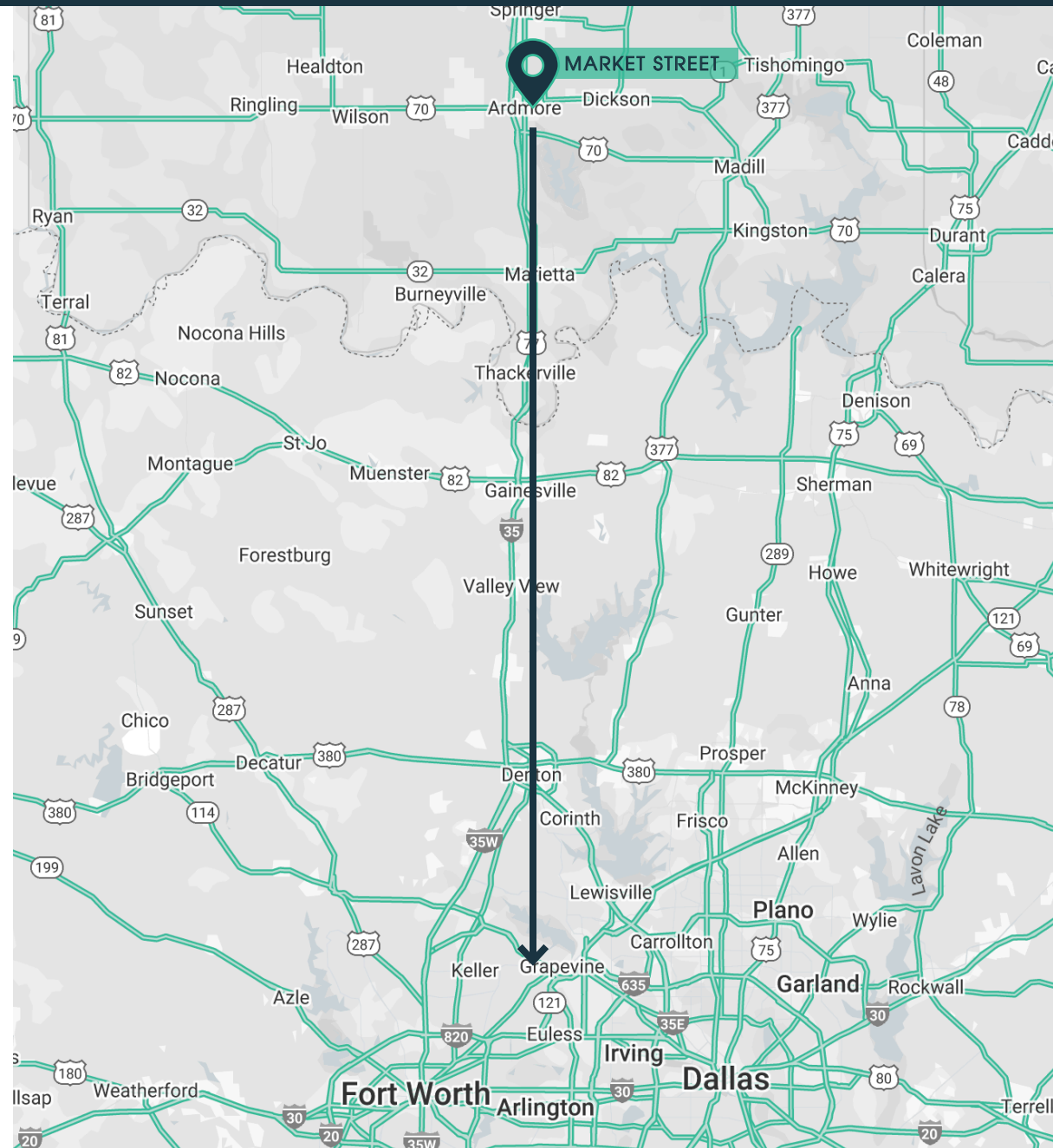
## PROPERTY HIGHLIGHTS

- > 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    |







Market Street - Phase III Pads

| Pad | Size      |
|-----|-----------|
| 1   | 31,900 SF |
| 2   | 31,950 SF |
| 3   | 30,350 SF |
| 4   | 41,910 SF |
| 5   | 41,900 SF |

