

FOR SALE OR LEASE
**ARDMORE COMMONS
OUTPARCEL**

2401
12TH AVENUE NORTHWEST
Ardmore, OK 73401



TRAFFIC COUNTS	
12th Avenue NW	14,443 VPD
Interstate 35	33,600 VPD

2015 ESTIMATED DEMOGRAPHICS				
	3 Mile	5 Mile	7 Mile	Trade Area
Population	22,721	27,317	33,725	208,285
Households	9,160	10,831	13,246	81,383
Average Household Income	\$59,252	\$59,985	\$61,494	\$58,674



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PAD SITE AVAILABLE
NEXT TO LOWE'S, JUST EAST OF I-35 ALONG 12TH AVENUE NW IN ARDMORE

- + Located on the northeast corner of 12th Avenue NW and Rockford Road in Ardmore, OK
- + Available space:
 - Pad Site – Can build up to 3,500 SF
 - 28,451 SF – \$15 PSF
 - Parking and drives are in place
- + Co-Tenants include: Lowe's, Ross, Petco, Dollar Tree, Stage, Supercuts, Gamestop, Hibbett Sports, Sally Beauty, Rue 21, Pink Swirls, U.S. Cellular, Quiznos, CiCi's Pizza, Santa Fe Cattle Company and Carmike Cinemas
- + Trade area neighbors include: Lowe's, Staples, Hobby Lobby, JC Penney, Ulta, CVS, Walgreen's, Hibbett Sports, The Buckle, Aaron Rents, Discount Tire, Long John Silver's, Burger King, Taco Bell, Taco Bueno, Grandy's, Braum's, McDonald's, Starbucks, Love's Country Store, Whataburger and many more

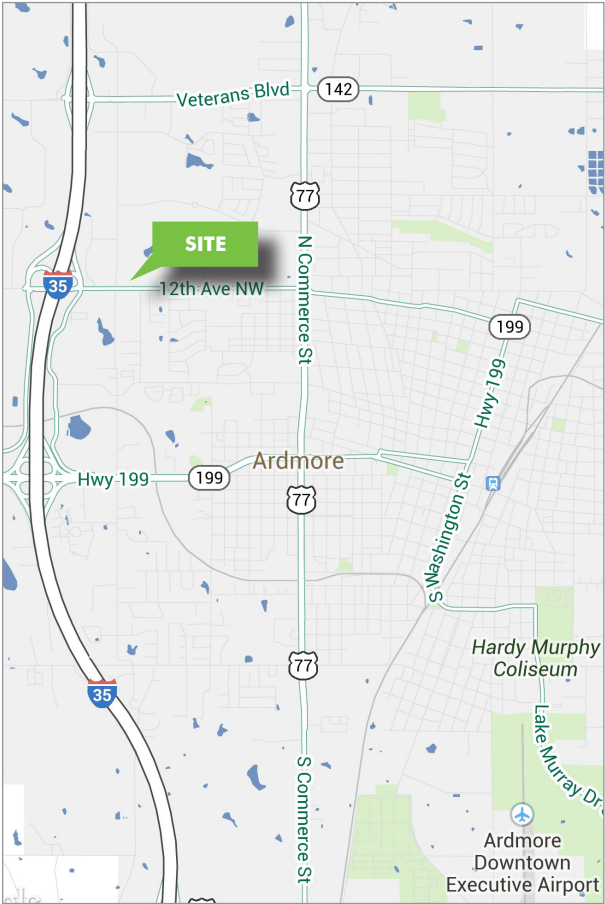
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 SITE PLAN



STORE LISTING
Center Size: 182,600 Sq. Ft.

1 - 5,941 SF, Santa fe Cattle Co.	8 - 5,116 SF, Maurice's
2a - 3,500 SF (proposed), PAD SITE -AVAILABLE	9 - 4,100 SF, The Children's Place
2b - 3,600 SF, Proposed Rib Crib	10 - 25,000 SF, Ross
3 - 6,000 SF, Proposed Restaurant	11 - 33,000 SF, Stage
4a - 3,341 SF, All About Backs	11a - 4,700 SF, Rue 21
4b - 1,597 SF, U.S. Cellular	12 - 6,000 SF, Hibbett Sports
4c - 1,591 SF, Quiznos	13 - 13,775 SF, Petco
4d - 1,200 SF, Supercuts	14 - 10,000 SF, Dollar Tree
4e - 2,017 SF, Nails Now	15 - 1,980 SF, Pink Swirls
4f - 1,600 SF, Gamestop	16 - 1,413 SF, Sally Beauty
4g - 3,704 SF, CiCi's Pizza	17 - 1,278 SF, Advance America
5 - 4,400 SF, Cotton Patch	18 - 1,826 SF, Citi Financial
6 - 30,729 SF, Carmike Cinemas	19 - 5,192 SF, Leslie's Pool

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