

RAILYARD DISTRICT RETAIL

13 - 19 W. 1ST STREET, Edmond, OK 73003



PROPERTY OVERVIEW

MULTIPLE LEASE OPTIONS LOCATED IN THE NEW RAILYARD DISTRICT JUST EAST OF EDMOND RAILYARD. TENANTS ALREADY INCLUDE COMMONPLACE BOOKS, A VEGAN RESTAURANT (NOT ANNOUNCED YET) AND A DESSERT CONCEPT (NOT ANNOUNCED YET). WE ARE LOOKING FOR BUSINESSES THAT COMPLIMENT OUR CURRENT RAILYARD TENANTS SUCH AS AN ACTIVITY BASED RETAILER, SPA, FINE DINING, RETAIL SALES, ETC. SUITE SIZES CAN RANGE FROM 1,500 SF TO 2,500 SF TO 6,100 SF WITH NO COMMON OR SHARED AREAS.

FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X11 | canderson@grantgroupok.com

Casey Massegee, CCIM Principal | P: 405.285.2100 X10 | cmassegee@grantgroupok.com

PROPERTY SUMMARY

Available SF: 1,500 - 6,100 SF

Lease Rate: \$20.00 SF/yr (NNN)

Building Size: 12,600 SF

Renovated: 2020

Zoning: CBD

Market: EDMOND

Cross Streets: 1ST & BROADWAY AVE.

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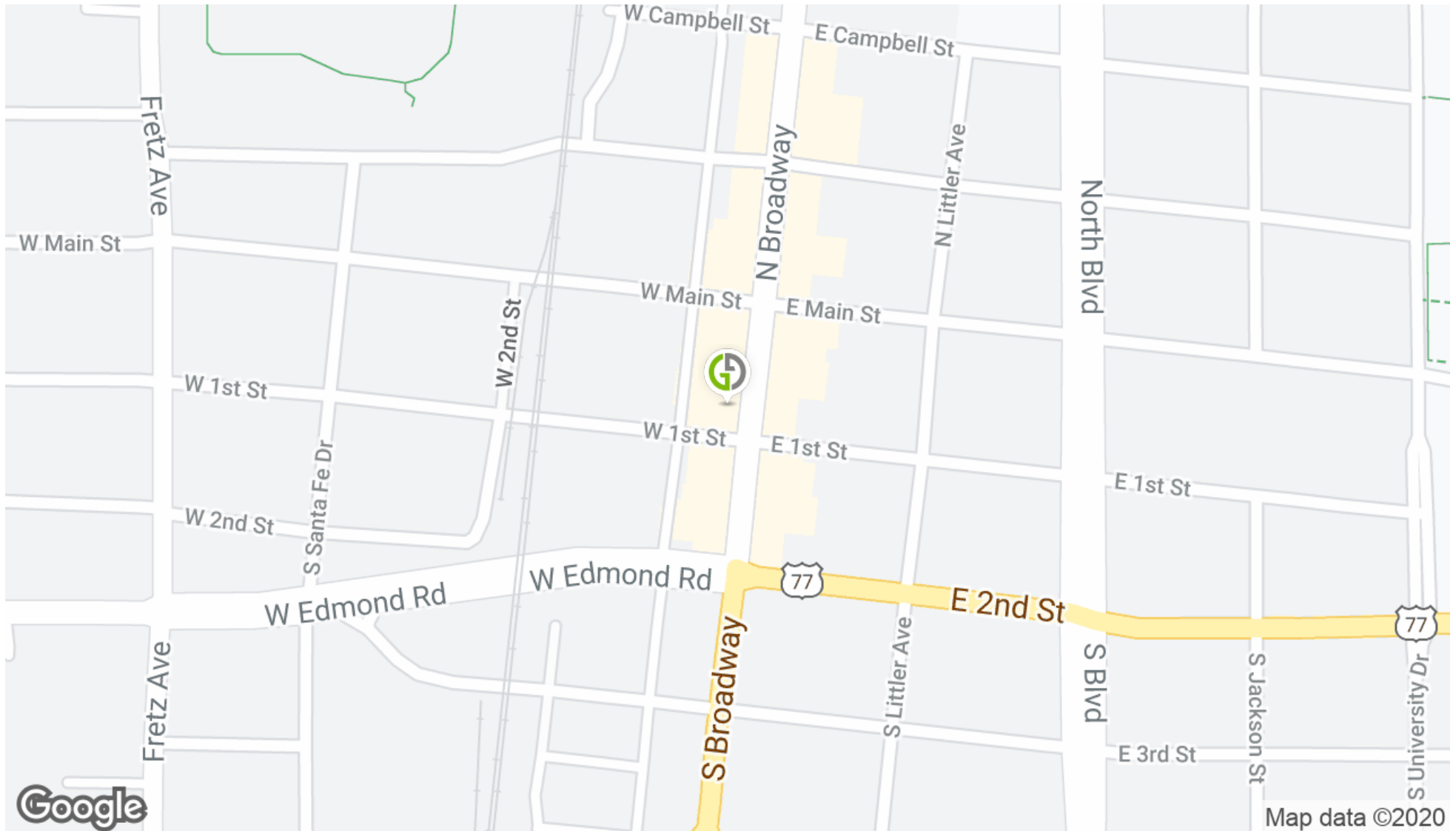
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,259	69,215	124,121
Average age	27.5	32.2	34.0
Average age (Male)	25.4	30.2	32.7
Average age (Female)	29.8	34.1	35.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,550	26,505	46,842
# of persons per HH	2.5	2.6	2.6
Average HH income	\$44,015	\$73,806	\$92,396
Average house value	\$205,227	\$184,104	\$235,181

** Demographic data derived from 2010 US Census*

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CHRIS ANDERSON, CCIM

Principal

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Direct: 405.285.2100 x11 | **Cell:** 405.408.9098

PROFESSIONAL BACKGROUND

Chris Anderson is a principal and one of two managing partners of Grant Group. Chris specializes in the acquisition and disposition of income producing properties with an emphasis on vehicle related retail as well as traditional retail, multifamily, office and raw land.

Prior to forming the Grant Group, Chris was both a top performing investment advisor for another prominent commercial real estate firm in Oklahoma as well as an associate for a well known real estate investment trust (REIT) that owns and operates over 26,000 apartment units and roughly 2,000,000 SF of retail space stretching from New Jersey to Florida and throughout the central U.S. in states such as Oklahoma, Kansas and Missouri. Chris was responsible for overseeing all aspects of leasing and marketing for the firm's Oklahoma portfolio. He was also an integral part of a small group of individuals that evaluated potential acquisitions for the company.

Chris attended the University of Central Oklahoma where he studied business administration. He holds the very prestigious Certified Commercial Investment Member (CCIM) designation which approximately only 6% of the 150,000 commercial practitioners nationwide hold. He is also a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA) and the Commercial Real Estate Council (CREC).

Grant Group

113 S. Broadway
Edmond, OK 73034
405.285.2100

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CASEY MASSEGEE, CCIM

Principal

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Direct: 405.285.2100 x10 | **Cell:** 405.410.5406

PROFESSIONAL BACKGROUND

Casey Massegee is a principal and one of two managing partners of The Grant Group, a full service commercial real estate firm located in Edmond, Oklahoma. Casey specializes in the acquisition and disposition of income producing properties such as apartment buildings, self storage facilities, and net lease investments.

Casey brings an array of additional tools to the table through his in depth and real world experience in not only brokerage and financial analysis but also property management, rehabilitation/repositioning as well as new construction.

Prior to forming The Grant Group, Casey was a top performing investment advisor for another prominent commercial real estate firm in Oklahoma. In addition to holding his broker's license, Casey has also obtained his NASD securities and insurance licenses and has obtained the prestigious Certified Commercial Investment Member (CCIM) designation. Only 6% of the estimated 150,000 commercial real estate practitioners nationwide hold the CCIM designation, which reflects not only the caliber of the program but also why it is one of the most coveted and respected designations in the commercial real estate industry.

Casey is a graduate of the University of Oklahoma with a BA in Marketing. He is a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA), the Commercial Real Estate Council (CREC) and the Certified Commercial Investment Member network (CCIM).

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