

13310 N. EASTERN AVENUE
EDMOND, OK 73013



Office Building For Sale or Lease

2,609 SF MOL

Sales Price: \$595,000

Lease Price: \$21.00/SF Modified Gross

NAIRED COMMERCIAL
REAL ESTATE
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MATT@NAIRED.COM

CADE FLESNER
760.889.2305
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PROPERTY OVERVIEW

TOTAL SF	2,609 SF
LOT SIZE	0.08 ACRES +/-
YEAR BUILT	2014 / RENOVATED 2025
ZONING	SPUD

PROPERTY HIGHLIGHTS

- Recently Remodeled - Oklahoma Family Title Office
- 4 Private Offices
- 2 Conference Rooms
- Break Room
- Fully Furnished – Optional
- Beautiful Waiting Room
- 2 ADA Compliant Restrooms
- Private Parking
- Signage



LOCATION HIGHLIGHTS

- Easy Access to John Kilpatrick Turnpike
- Just South of E. Memorial Road
- Ample Retail/Restaurants Nearby
- Easy Access to Broadway Extension

DEMOGRAPHICS



POPULATION

1 MILE: 6,456
3 MILES: 43,106
5 MILES: 145,828



AVERAGE HOUSEHOLD INCOME

1 MILE: \$92,745
3 MILES: \$112,305
5 MILES: \$102,023



TOTAL HOUSEHOLDS

1 MILE: 2,636
3 MILES: 17,314
5 MILES: 60,877



DRIVE TIME

0.20 MILES FROM I-344
1.5 MILES FROM US-77
8 MILES FROM I-44

13310 N. EASTERN AVENUE – PICS



13310 N. EASTERN AVENUE - AERIAL

