

FOR SALE OR LEASE

FREE-STANDING RETAIL SPACE AVAILABLE

1201 N COMMERCE STREET, ARDMORE, OK 73401



PROPERTY INFO

+ Highlights

- Located at the most heavily traveled intersection in Ardmore
- Former quick-serve restaurant
- Approximately 10 parking spaces available as well as drive-thru access
- Double-sided pylon signage
- Neighbors include: Staples, JC Penny, Hobby Lobby, Big Lots, AT&T, Chicken Express, Sirloin Stockade, Long John Silver's, Ulta, T.J. Maxx, Aaron's, The Buckle, Famous Footwear, A Jeweler and more

AVAILABLE SPACE

+ Space Size

- ±3,206 SF

+ Pricing

- Lease Rate: \$20 PSF NNN



Traffic Counts

N Commerce St	14,200 ADT
12th Ave NW	17,000 ADT

Source: Oklahoma Department of Transportation

2019 Demographics

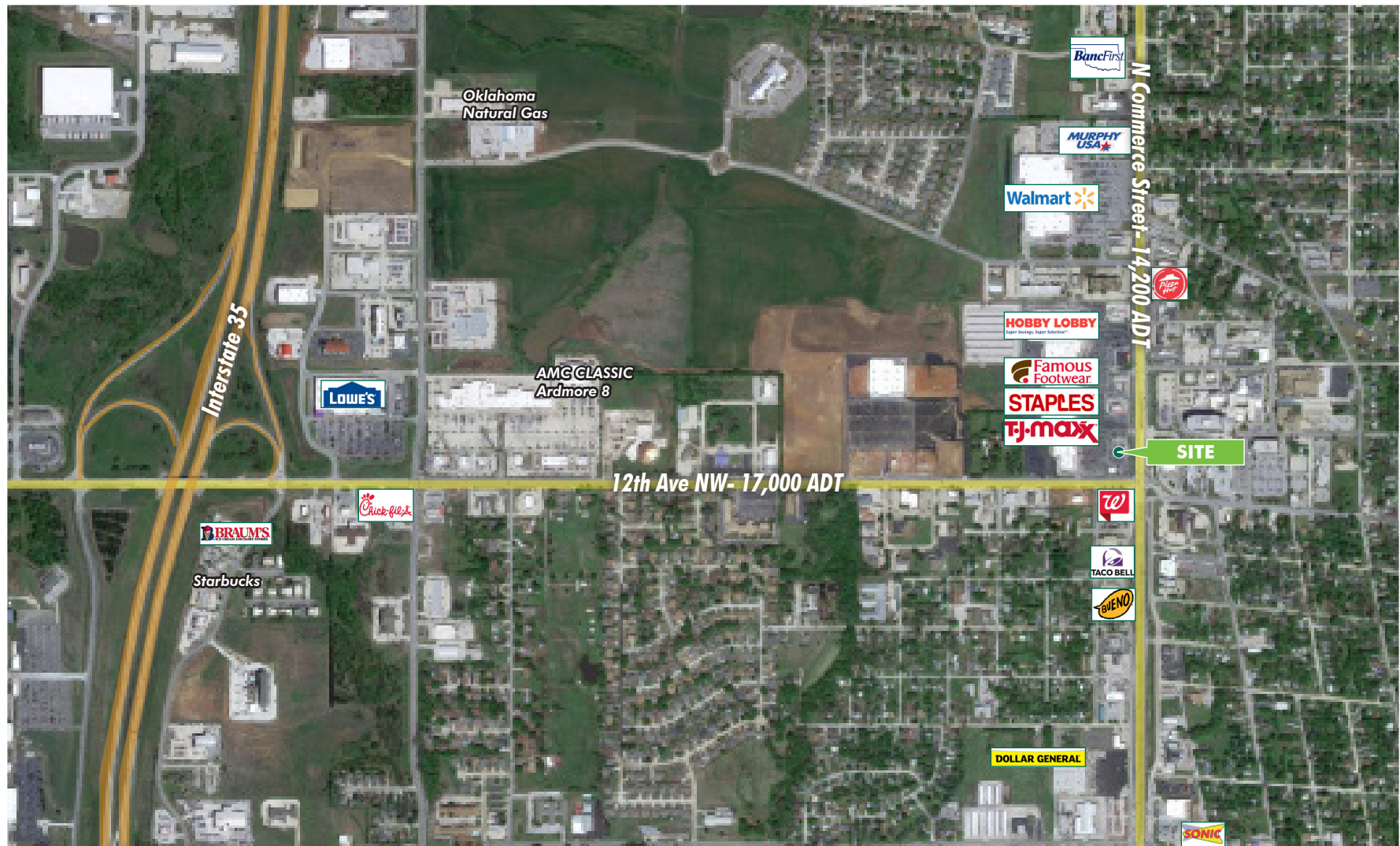
	1 Mile	3 Miles	5 Miles
Population	7,332	23,506	27,260
Households	3,041	9,299	10,712
Average Household Income	\$59,358	\$62,161	\$63,467
Daytime Employment	6,111	17,669	19,529

Retail Science from CBRE

cbre.us/southcentralretail

CBRE





CONTACT US

Stuart Graham

First Vice President
405 607 6027
stuart.graham@cbre.com

Mark W. Inman, CPA

Senior Vice President
405 607 6272
mark.inman@cbre.com

Kendra Roberts

Associate
405 607 6050
kendra.roberts@cbre.com

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.