



**729 W. 2nd Street**  
Edmond, Oklahoma 73013

## PROPERTY HIGHLIGHTS

- Previously Licensed for 68 Children Child Care
- Large Rooms
- Spacious Lawn
- New Roof-2012
- New Soffits-2012
- New Trim-2012
- New Paint-2012
- New Parking Lot-2014
- 8 Parks
- Portico
- Full Kitchen
- Outdoor Play Area
- Please Do Not Disturb Tenant
- Owner-Broker



TOTAL SF	3,680 SF MOL
ZONING	D-O Suburban Office
LAND IN ACRES	0.48 MOL
GENERAL USE	Office, Daycare

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For more information:

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729 W. 2nd Street  
Edmond, OK 73013

Traffic Count: 19,256 CPD

Chitwood Park

2nd Street/Edmond Road

Traffic Count: 21,070 CPD

Edmond Road  
Self Storage

Silver Leaf  
Professional Business  
Park

## DEMOGRAPHICS

### Population

1 Mile:	3 Mile:	5 Mile:
10,282	74,779	117,403

### Average Household Income

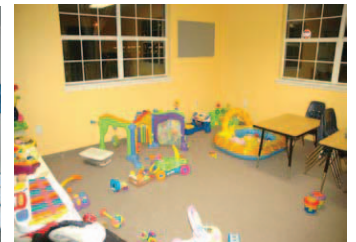
1 Mile:	3 Mile:	5 Mile:
\$57,471	\$82,203	\$90,558

### Total Households

1 Mile:	3 Mile:	5 Mile:
4,127	28,039	44,249

## LOCATION HIGHLIGHTS

- Frontage: on Story Street
- Established, Stable Community
- Located Near 2nd Street & Kelly with Convenient Access



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