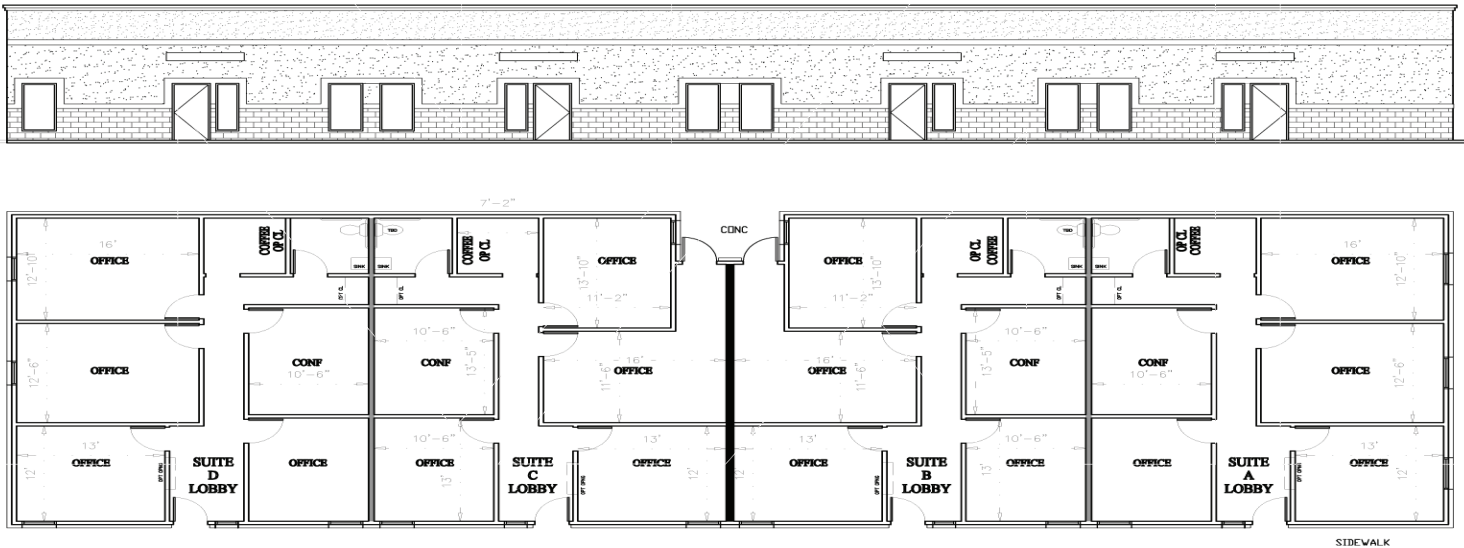


CENTER 164
16509 N SHAWNEE AVE
SUITE SIZES MAY VARY - SUITES 1-4 1248 SF EA MOL



16509 N. Shawnee Avenue

Edmond, Oklahoma 73013

PROPERTY HIGHLIGHTS

- New Construction
- Move in Summer 2015
- Hard to Find Deer Creek Office Space
- 3 Designated Parking Spaces Per Suite Plus Cross Access to 34 Total
- Still time to Customize your Space
- Clear Span Building-PUD Allows Office/Retail/Industrial
- Next Door to Deer Creek Crossfit/Yoga Verve

SUITES AVAILABLE

- Suite C: 1,248 SF
- Suite D: 1,248 SF
- Up to 4,992 SF Contiguous Available

SIMILAR BUILDING



TOTAL SF	4,992 SF MOL
LAND IN ACRES	0.3448 MOL
ZONING	PUD-737
GENERAL USE	Office
TAXES	\$554.46

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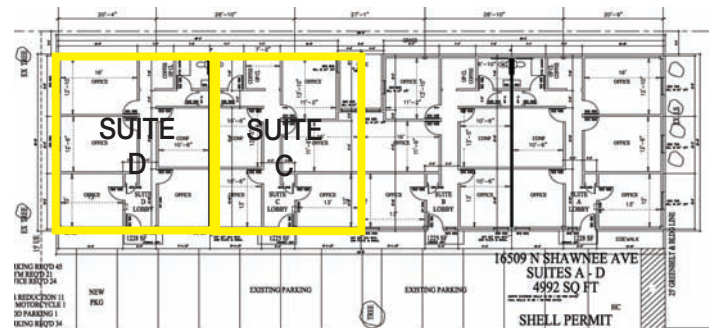


LOCATION HIGHLIGHTS

- Frontage: 145' on Shawnee Avenue
- Dimensions: 210' x 169'
- Popular Corner at N.W. 164th & Portland
- Easy Turnpike Access
- Adjacent to the New Port164 Retail/Office Planned Development
- Close to Shopping, Residential & Highways
- Fast Growing Area

DEMOGRAPHICS

Population		
1 Mile: 1,626	3 Mile: 33,218	5 Mile: 111,051
Average Household Income		
1 Mile: \$118,589	3 Mile: \$79,355	5 Mile: \$66,279
Total Households		
1 Mile: 561	3 Mile: 13,825	5 Mile: 47,346



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