

# ALTA MESA

301 S. BRYANT AVE, EDMOND, OK



## PROPERTY OVERVIEW

Located at the SWC of E. 2nd Street and S. Bryant Avenue in the premier retail corridor of Edmond

Tenant mix includes Panda Express, Qdoba, OU Physical Therapy, Palm Beach Tan, Vertebrae and others

Over 1,000,000 s.f. of retail at the intersection with traffic counts in excess of 50,000 vpd

Adjacent to OU Medical Center which is a 300 bed hospital

Intersection retailers include, Target, Lowes, Walmart Neighborhood Market, Ross, Burlington, Old Navy, Petco, Ulta, Bath & Body Works and more

Edmond is home to two 4-year universities with over 25,000 students

53% of the Edmond population have a 4 year college degree

Top rated Public School District in the State of Oklahoma

## TRAFFIC COUNTS

BRYANT AVENUE	21,555 VPD
2ND STREET	28,639 VPD

GLA: 30,798 SF    ACRES: 2.72    MSA: Edmond-Oklahoma City    WEB LINK: [jahrealty.propertycapsule.com/altamesa](http://jahrealty.propertycapsule.com/altamesa)

## DEMOGRAPHICS

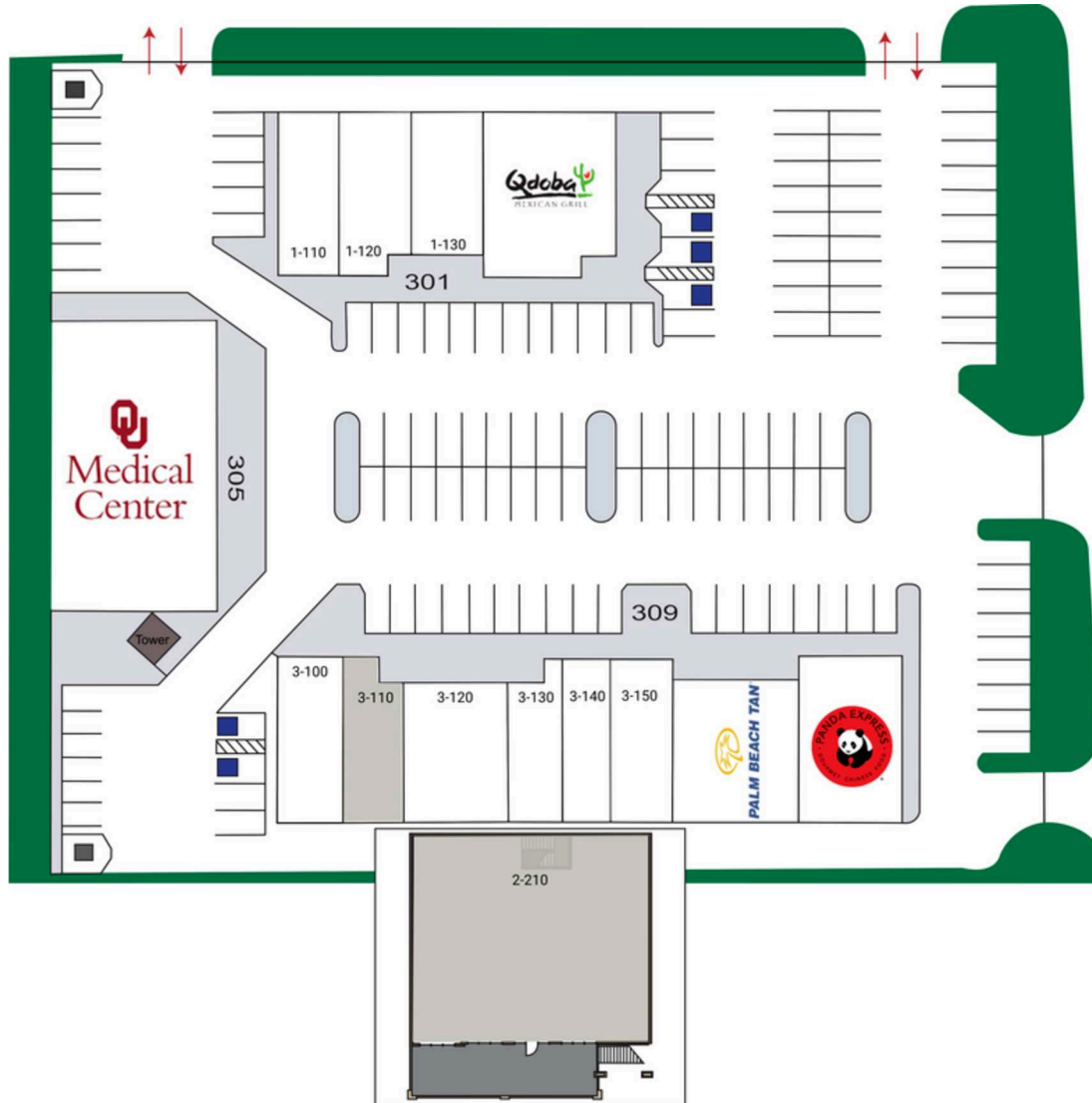
2024 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	73,832	75,329	\$98,857
5 MILE	124,205	123,717	\$112,655

## LEASING CONTACT

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TENANT	SQFT
1-110 Med Spa	1,490
1-120 Sole Therapy	1,159
1-130 Tikka Craze	1,537
1-140 Qdoba Mexican Grill	3,049
2-140 OU Medical Center ...	7,036
2-210 Available	3,310
3-100 Surf Bar	1,550
3-110 Available	1,389
3-120 Sweet Friends Bakery	1,855
3-130 Stretch Zone	1,114
3-140 Cell Phone Repair	1,086
3-150 The Daily Fix	1,240
3-160 Palm Beach Tan	2,533
3-170 Panda Express	2,297

■ Availability

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