



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, Surf Bar 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 22,084 VPD

2ND STREET 27,225 VPD

GLA: 30,798 SF

ACRES: 2.72

MSA: Edmond-Oklahoma City

WEB LINK: jahrealty.propertycapsule.com/altamesa

DEMOGRAPHICS

2026
ESTIMATES

3 MILE

5 MILE


TOTAL
POPULATION

66,622

121,794


DAYTIME
POPULATION

38,883

57,222


AVG. HH
INCOME

\$101,843

\$117,532

LEASING CONTACT

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ALTA MESA

301 S. BRYANT AVE, EDMOND, OK

JAH
REALTY



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 Nail Salon	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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