



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

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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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 Vertebrae Chiropra...	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 Mix Nutrition	1,240
3-160 Palm Beach Tan	2,533
3-170 Panda Express	2,297

Availability

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