



PROPERTY OVERVIEW

Located at the SEC of E. 2nd Street and S. Bryant Avenue in the premier retail corridor of Edmond. Tenant mix includes Burlington, Ross, Old Navy, Petco, Painted Tree Boutiques, Ulta, Bath & Body Works and others. Restaurant tenants include Torchy's, Five Guys, Cowboy Chicken, CAVA Messa Grill 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 and Walmart Neighborhood Market. 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: 272,135 SF **ACRES:** 28.9 **PARKING SPACES:** 1,463 **PARKING RATIO:** 5.4 per 1,000 SF **WEB LINK:** jahrealty.propertycapsule.com/bryantsquare

DEMOGRAPHICS

2024 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	71,878	73,727	\$98,327
5 MILE	126,067	124,884	\$111,643

LEASING CONTACT

ELISE LOPEZ
 1008 E. Hefner Road
 Oklahoma City, Oklahoma 73131
 P 405-486-7620 | C 520-250-8881
elise.lopez@jahco.net



TENANT	SQFT
216 Leslie's Pool Supp...	4,033
228 Mercy Go-Health Ur...	2,205
308 Painted Tree Marke...	36,000
310 Ulta	9,955
312 Dollar Tree	10,050
318 Five Below	10,244
324 Petco	15,000
332 Ross	30,187
400 Under the Sun	3,247
410 #100 Cowboy Chicken	2,350
410 #120 Pickleman's Gourme...	2,400
412 Burlington	22,000
416 Available	1,679
420 Oklahoma Swim Acad...	5,321
502 Available	1,257
502-A Honeybaked Ham Com...	1,600
504 Uptown Cheapskate	5,005
510 Available	1,662
514 All Fit Collective	4,800
516 Bath & Body Works	3,250
518 Old Navy	18,800
520 Maurice's	5,732
524 Aaron's	10,000
526 Party City	14,483
528 Available	5,135
530 Famous Footwear	7,086
1500 Verizon Wireless	4,000
1508 GNC	1,350
1516 Great Clips	1,350
1524 Kay Jewelers	2,000
1540 Five Guys Burgers ...	2,800
1556 Torchy's Tacos	4,500
1600 Burger King	3,700
1700 CAVA Messa Grill	3,000
1704 V Nails	2,733
1708 Cici's Pizza	3,900
1712 Cici's Pizza	1,933
1718 Los Arcos Mexican ...	4,600

Availability
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