Ardmore Commons

2401 12th Avenue NW · Ardmore, Oklahoma 73401

SEGOVIA PARTNERS

1,600 – 18,871 SF

AVAILABLE FOR LEASE



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DUNHILL PARTNERS

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Property Information

Location

2401 12th Avenue NW
Ardmore, OK 73401

Lease Rate

Contact Broker

Highlights

- Ross-anchored center on 12th Avenue NW, Ardmore's primary retail corridor
- Available: Ste 11B 18,871 SF, Ste 20 2,272 SF, Ste 4F 1,600 SF
- Co-tenancy: Leslie's, Boot Barn, Hibbett Sports, Shoe Sensation, Petco, Dollar Tree, Sally Beauty, Bath & Body Works
- Adjacent: AMC Theatres, Lowe's, McAlister's Deli, Santa Fe Cattle Co., RibCrib, GameStop
- Corridor retail includes Walmart, Hobby Lobby, TJ Maxx, Ulta, Academy Sports, Burlington and Old Navy
- Direct I-35 access, midway between Dallas-Fort Worth and Oklahoma City

Traffic Counts

12th Avenue NW	26,300 VPD (2023)
I-35	36,000 VPD (2023)



Demographics

	5 MILE	10 MILE	25 MILE
Population	27,155	39,668	77,205
Daytime Pop.	35,211	43,303	79,322
Households	10,967	15,781	30,326
Avg. HH Income	$78,316	$81,415	$79,025

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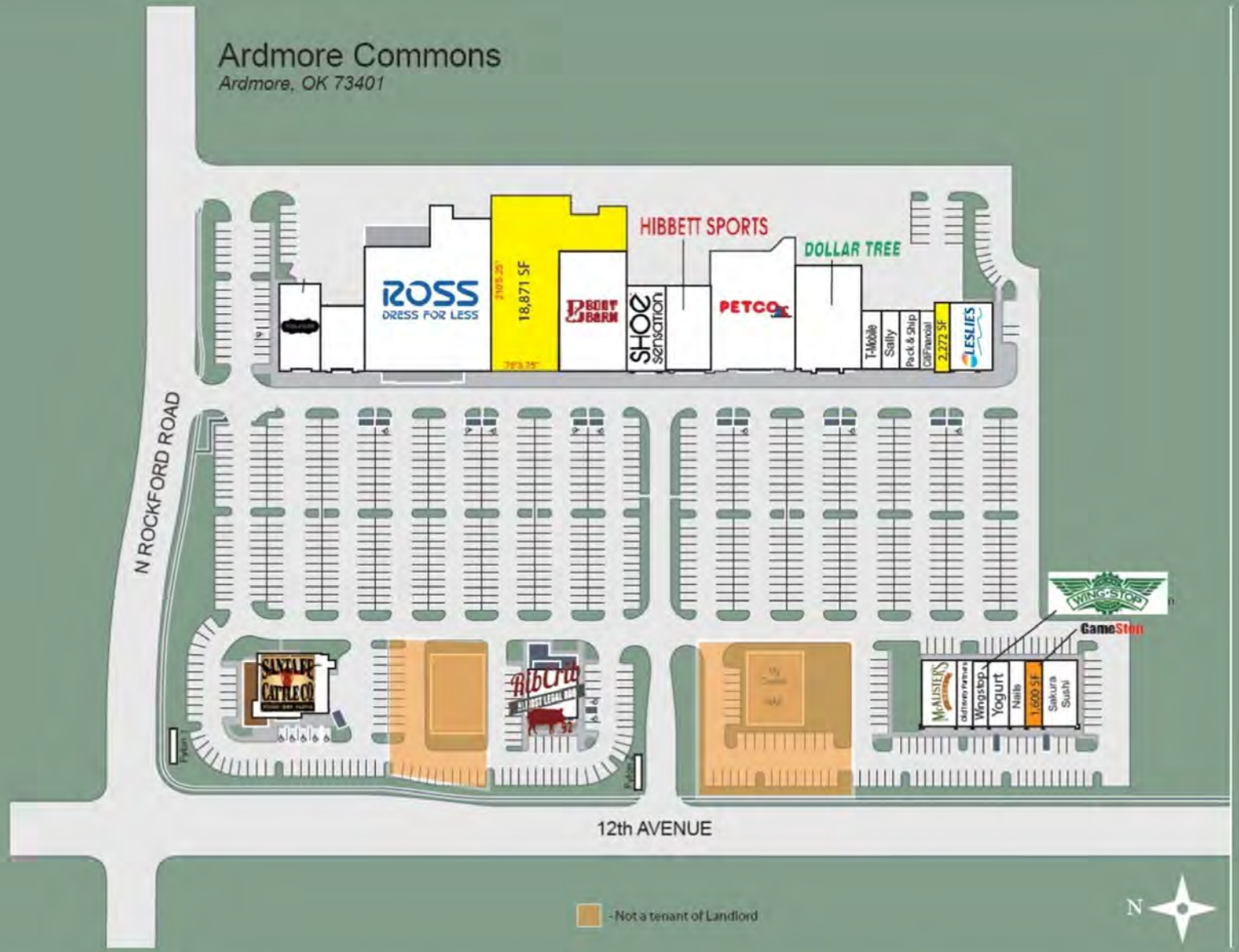

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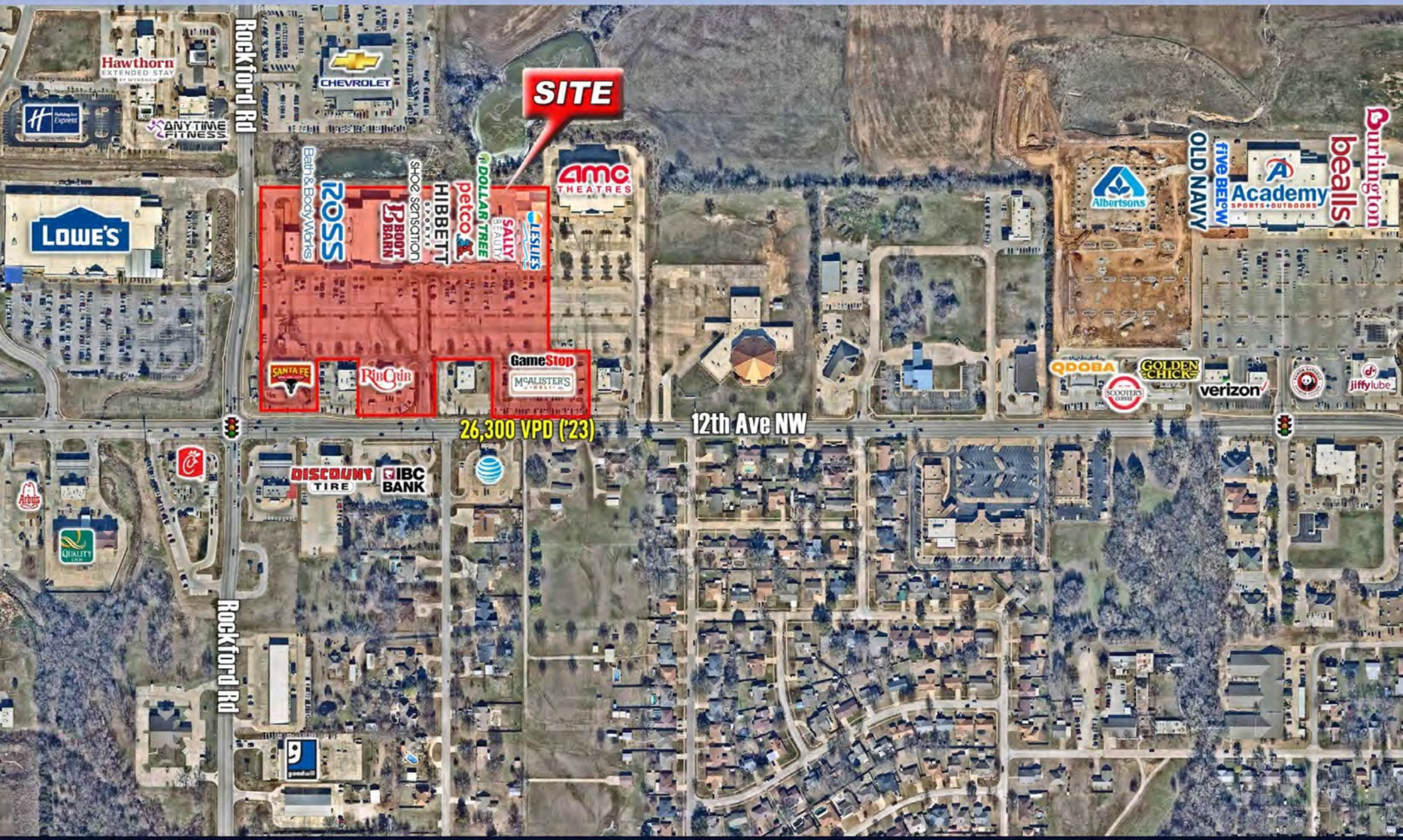

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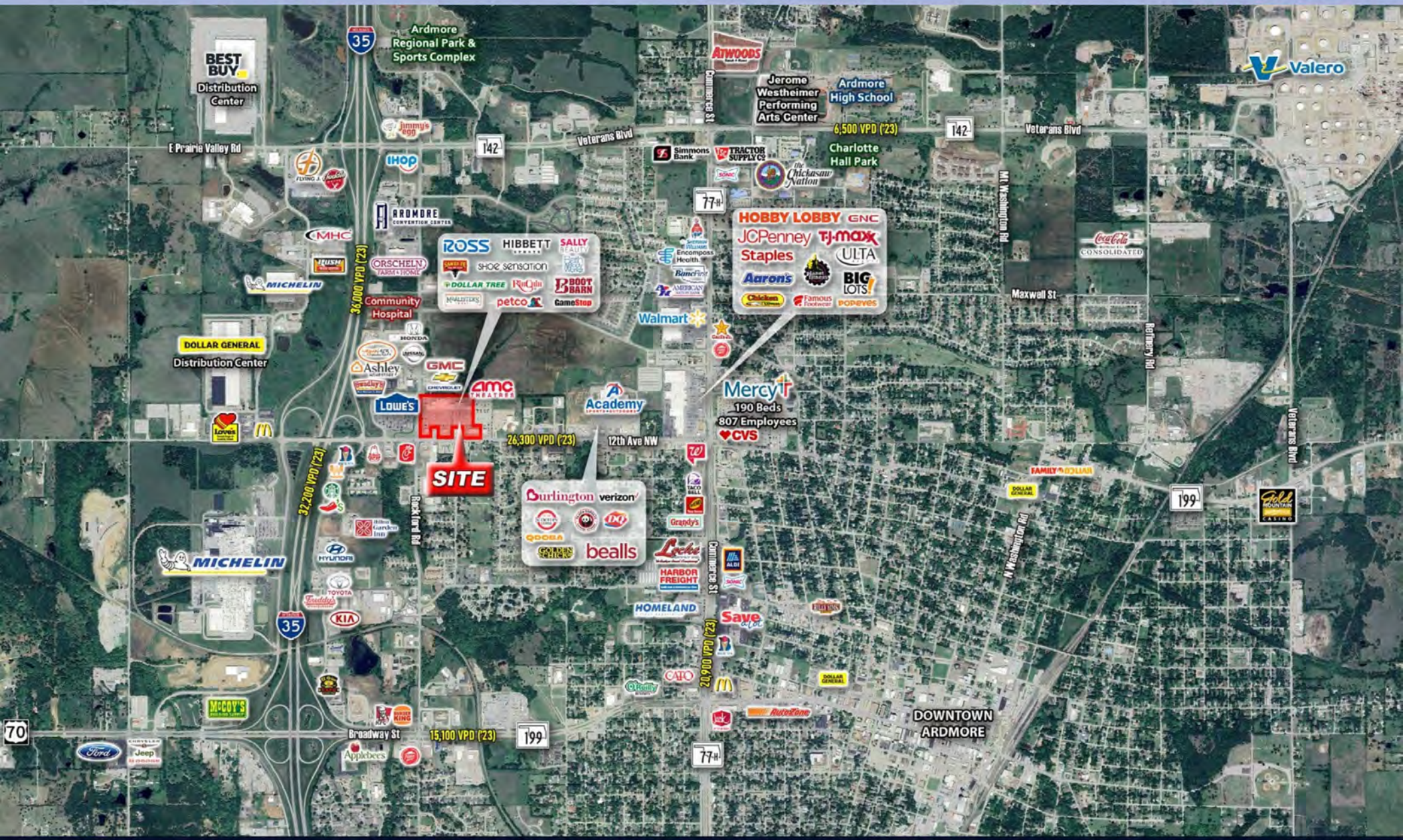

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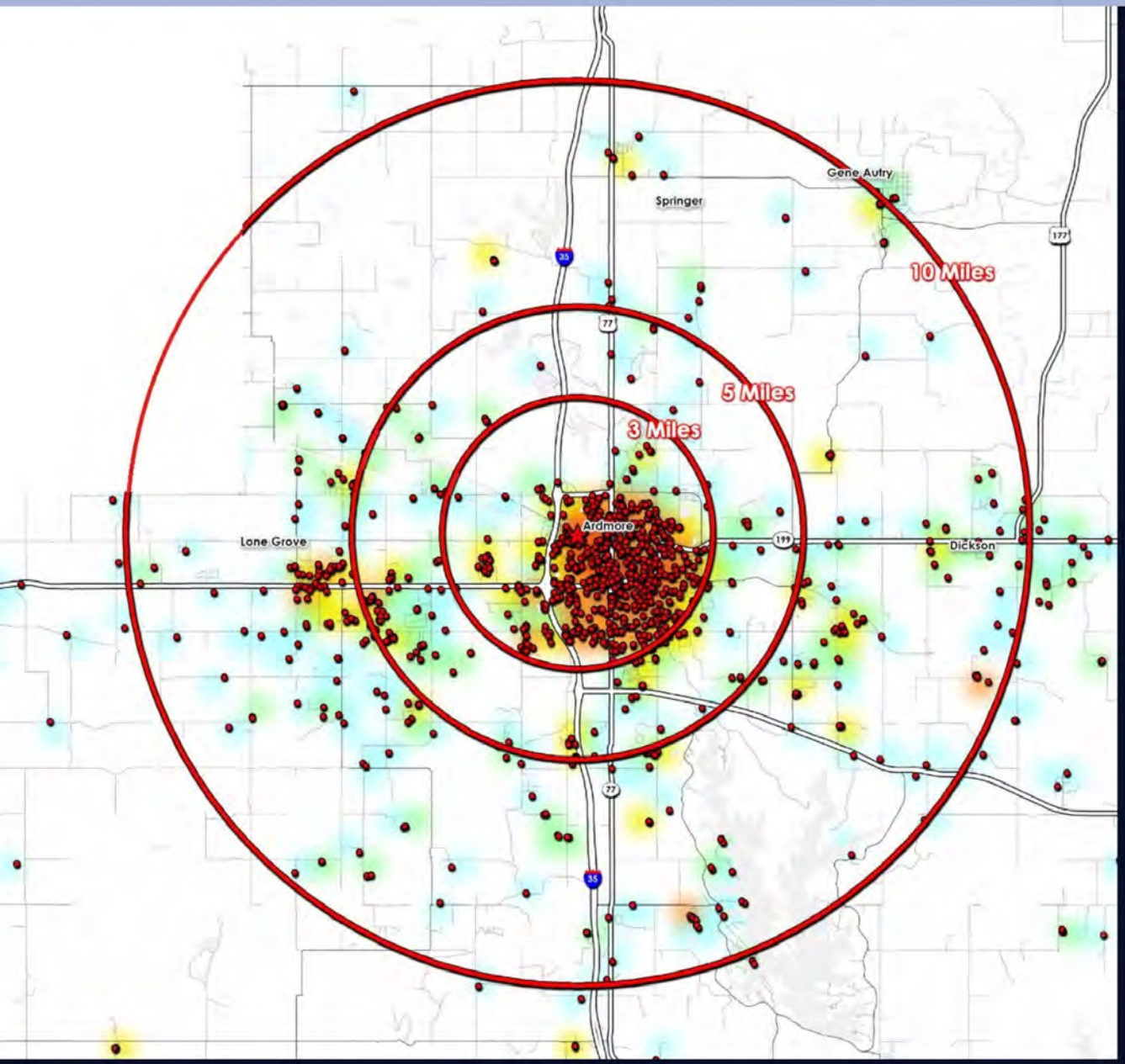

Trade Area Demographics

TOTAL POPULATION

5 Miles	27,155
10 Miles	39,668
25 Miles	77,205
30 Miles	92,998

DAYTIME POPULATION

5 Miles	35,211
10 Miles	43,303
25 Miles	79,322
30 Miles	97,447

TOTAL HOUSEHOLDS

5 Miles	10,967
10 Miles	15,781
25 Miles	30,326
30 Miles	36,673

AVERAGE HH INCOME

5 Miles	$78,316
10 Miles	$81,415
25 Miles	$79,025
30 Miles	$78,633

ESRI TRADE AREA PROFILE

- Median age 40.7 · Avg. household size 2.5
- Median HH income $57,601 · Per capita $32,400

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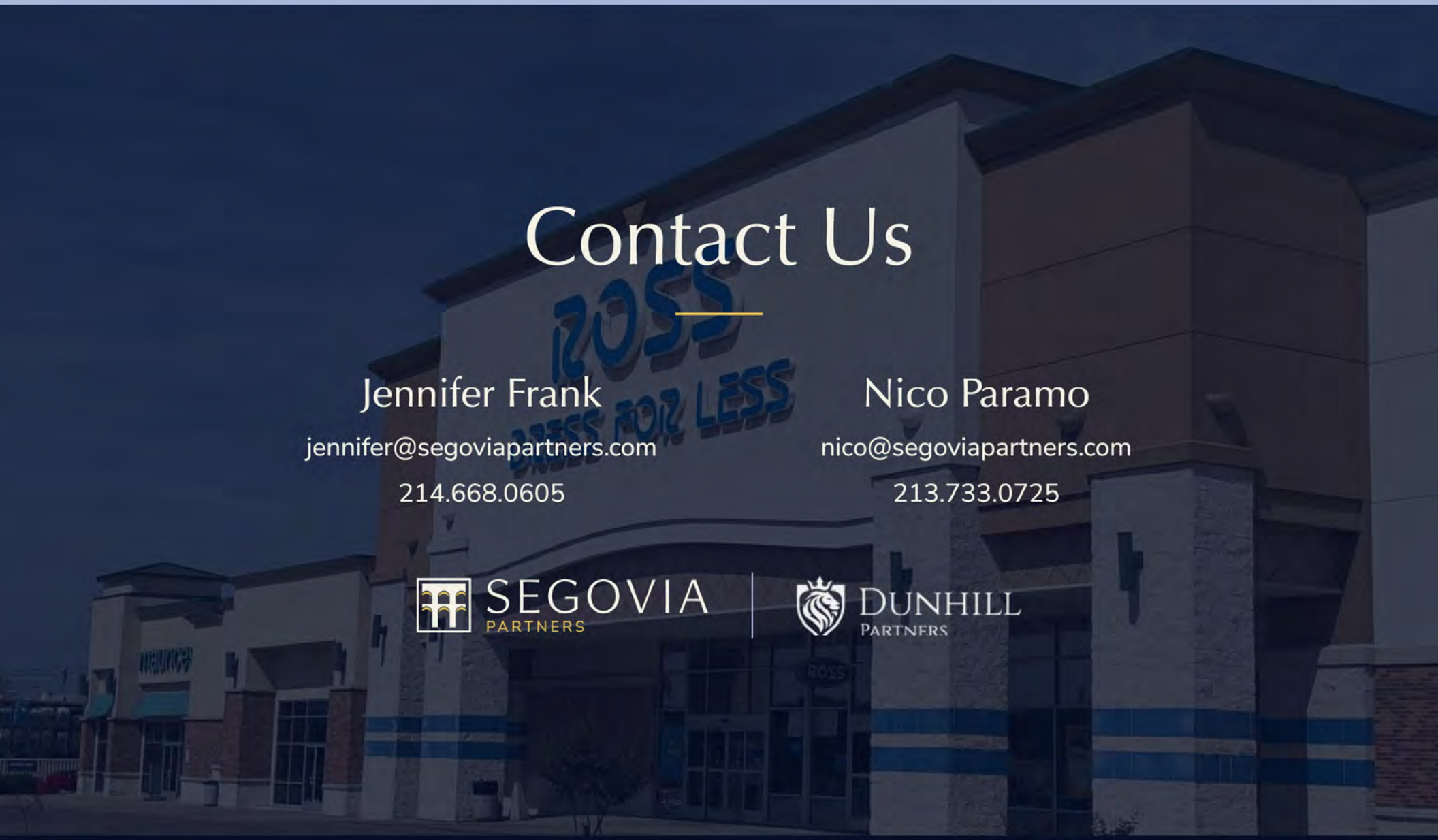

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