



ARDMORE COMMONS

2401 12TH AVENUE NW, ARDMORE, OK 73401

RETAIL SPACE AVAILABLE



DUNHILL
PARTNERS

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HIGHLIGHTS & SITE PLAN

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LOCATION

2401 12th Avenue NW, Ardmore, OK 73401

AVAILABLE

Ste 108	5,116 SF
Ste 111A	18,871 SF
Ste 104B	1,597 SF

TRAFFIC COUNTS:

12th Avenue:	26,300 VPD ('23)
I-35:	36,000 VPD ('23)

TRAFFIC GENERATORS

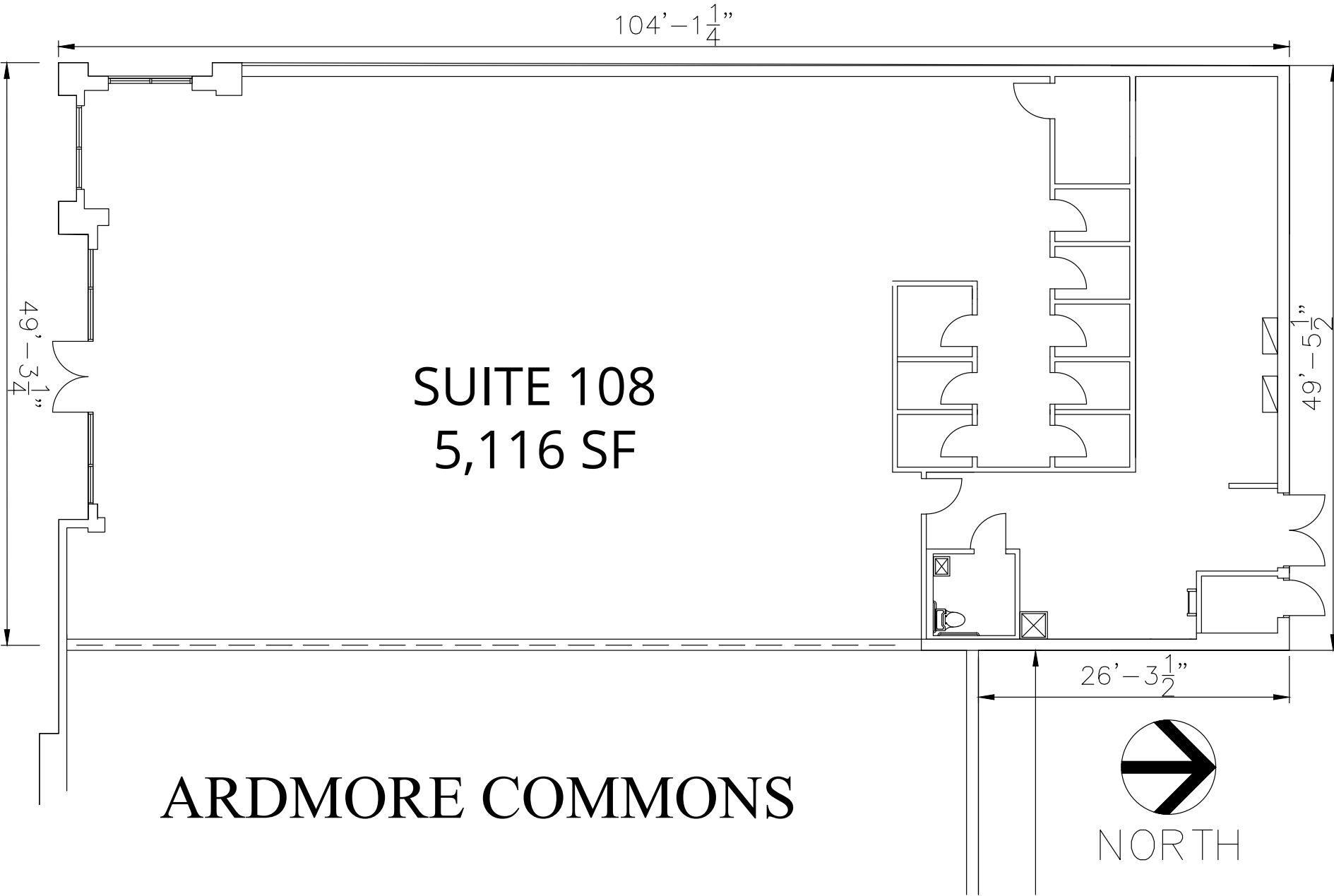


2024 DEMOGRAPHICS

 Total Population	5 MILES	27,155	 Daytime Population	5 MILES	35,211	 Total Households	5 MILES	10,967	 Avg HH Income	5 MILES	\$78,316
	10 MILES	39,668		10 MILES	43,303		10 MILES	15,781		10 MILES	\$81,415
	25 MILES	77,205		25 MILES	79,322		25 MILES	30,326		25 MILES	\$79,025
	30 MILES	92,998		30 MILES	97,447		30 MILES	36,673		30 MILES	\$78,633

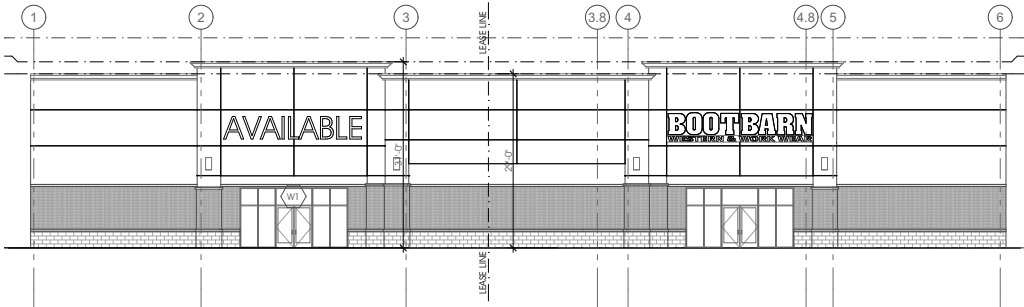
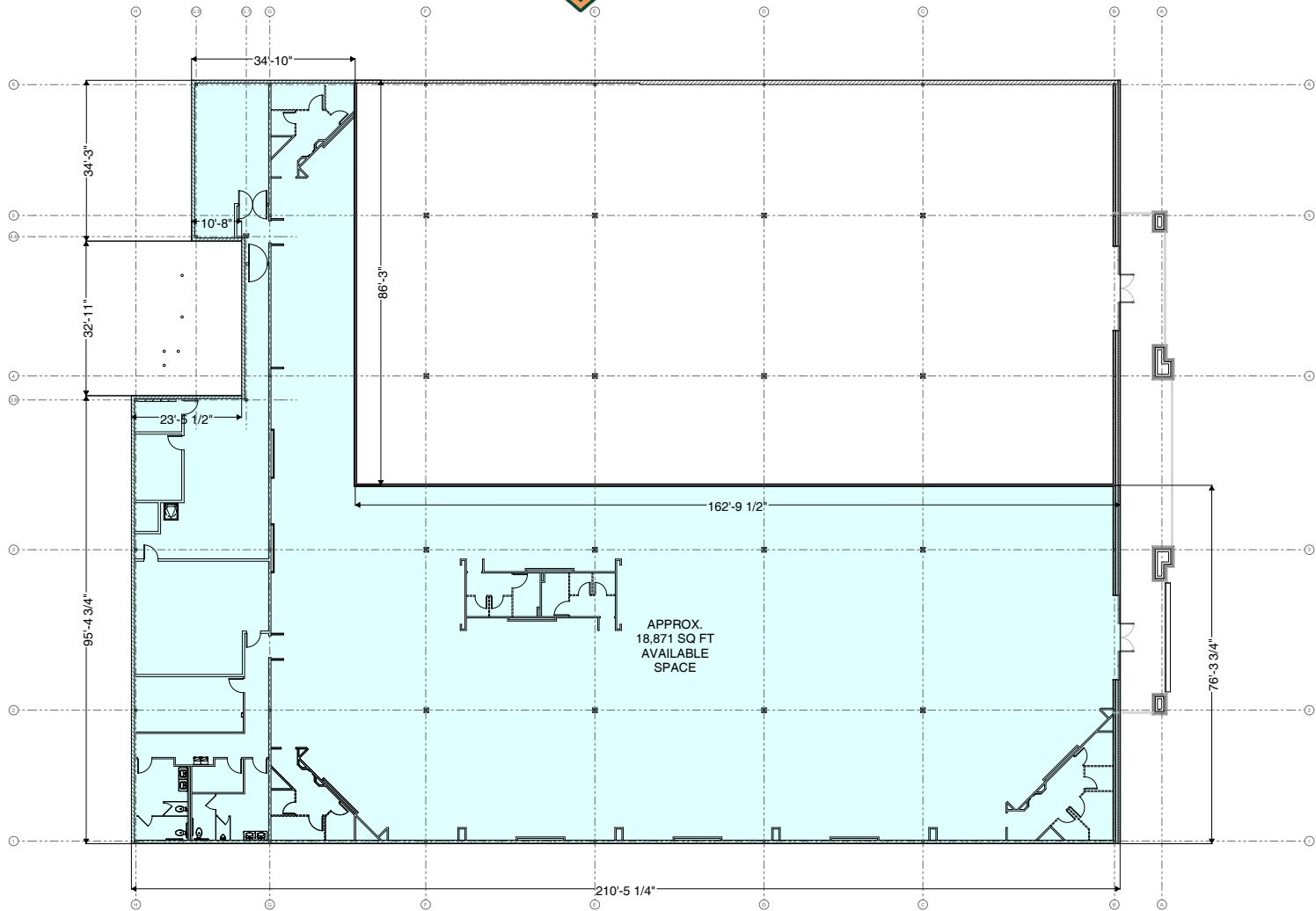
FLOOR PLAN: SUITE 108

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FLOOR PLAN: SUITE 111A

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SITE AERIAL

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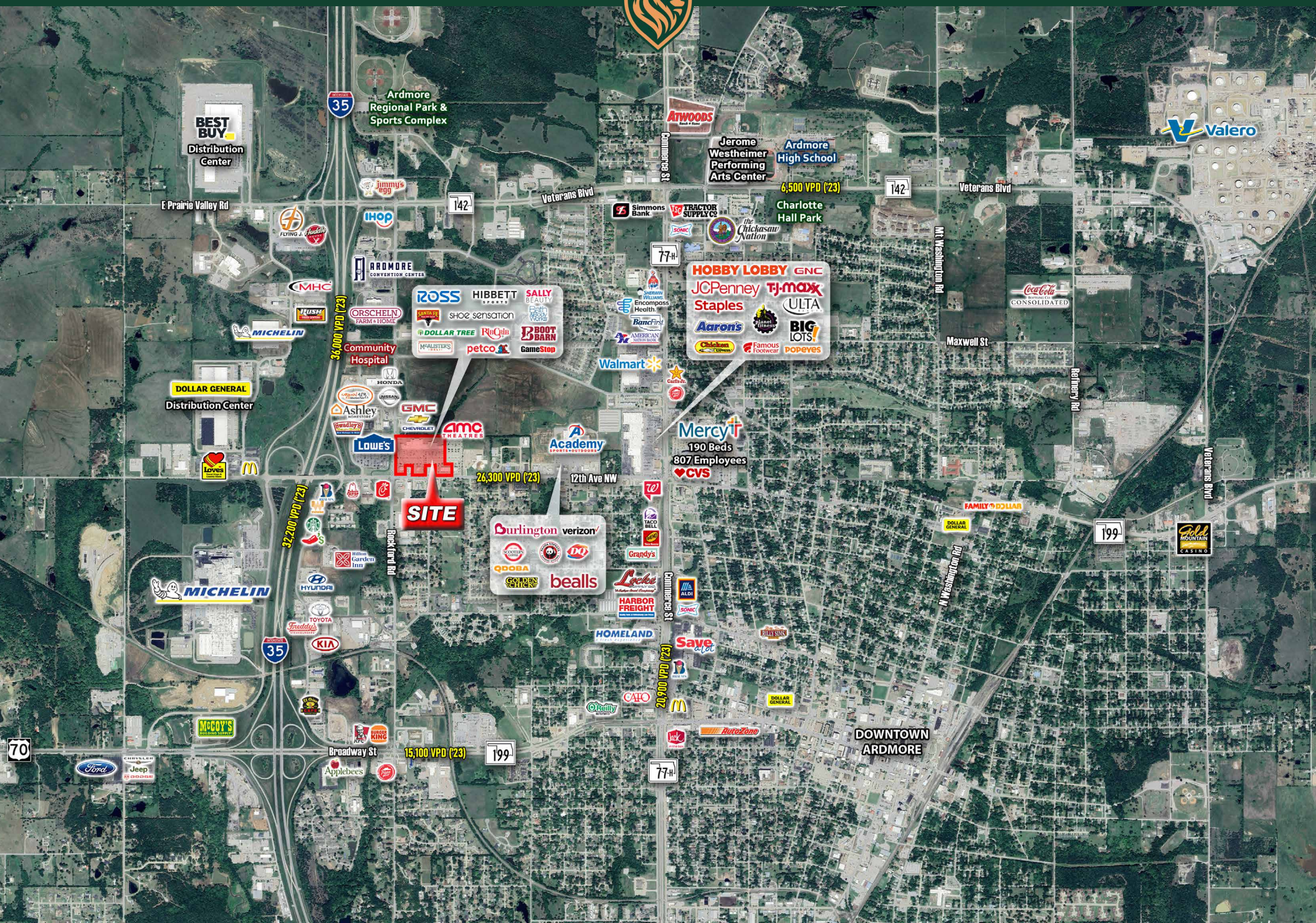
SITE

26,300 VPD ('23)

12th Ave NW

Rockford Rd

Rockford Rd

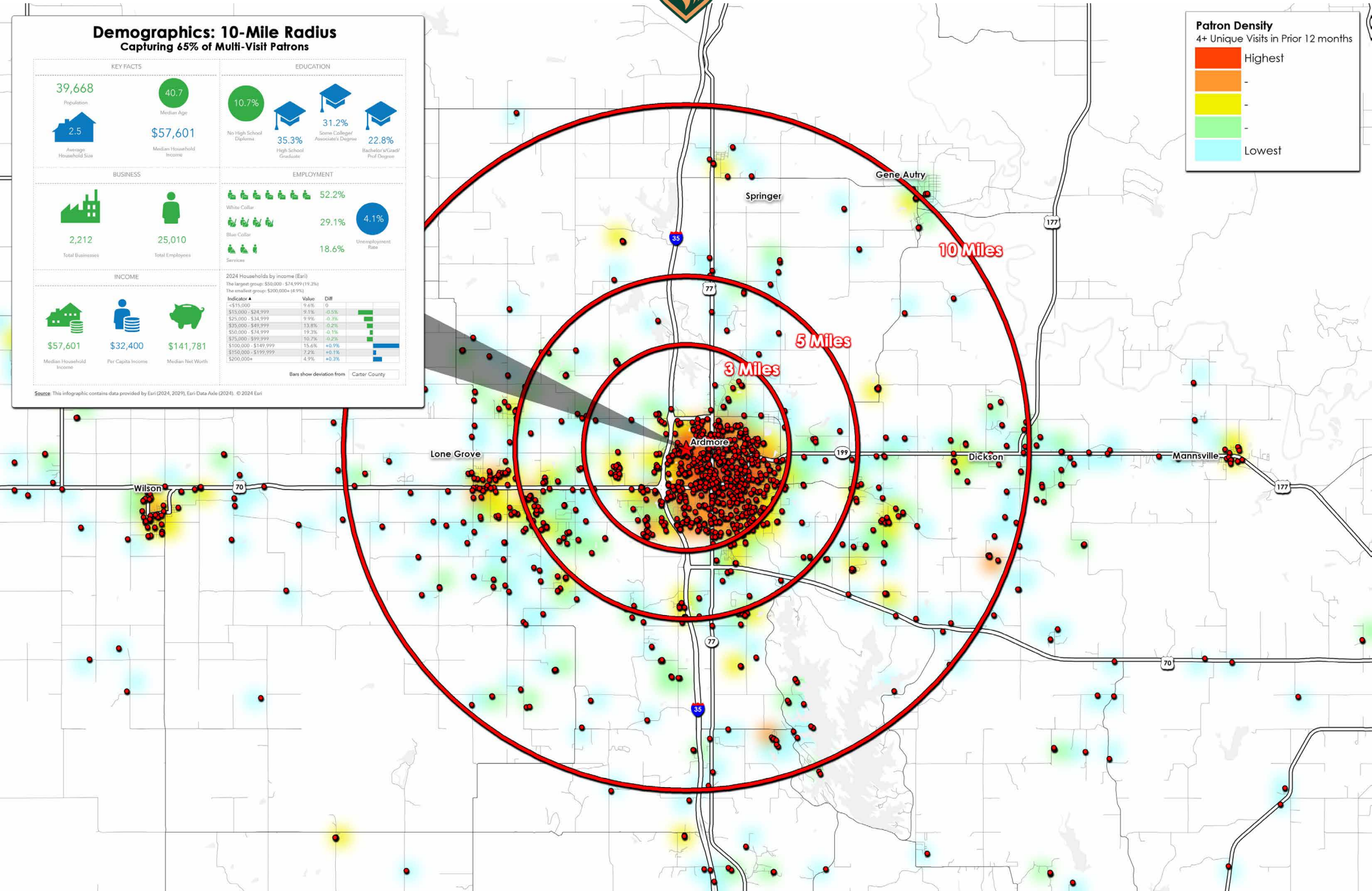
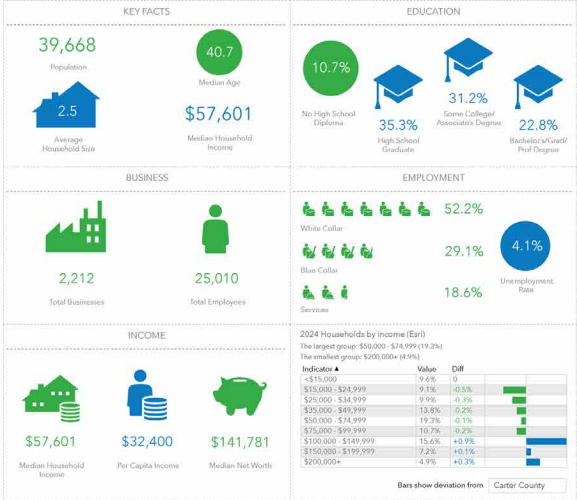


DEMOGRAPHIC MAP

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Demographics: 10-Mile Radius Capturing 65% of Multi-Visit Patrons



Source: This infographic contains data provided by Eari (2024, 2029), Eari Data Aisle (2024). © 2024 Eari