


# ARDMORE COMMONS

**2401 12TH AVENUE NW, ARDMORE, OK 73401**

## RETAIL SPACE AVAILABLE

DUNHILL PARTNERS

**MELISSA MOORE** | LEASING AGENT
972.658.7363 | mmoore@dunhillpartners.com

# HIGHLIGHTS & SITE PLAN

**MELISSA MOORE**
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## LOCATION

2401 12th Avenue NW, Ardmore, OK 73401

## AVAILABLE

| | |
|---|---|
| Ste 11B | 18,871 SF |
| Ste 20 | 2,272 SF |

## TRAFFIC COUNTS:

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

## TRAFFIC GENERATORS

AMC THEATRES · petco · SALLY BEAUTY · ROSS · HIBBETT SPORTS · LOWE'S · McALISTER'S DELI · SANTA FE CATTLE CO. · RibCrib · DOLLAR TREE · BOOT BARN · SHOE SENSATION · Bath & Body Works




## 2024 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 |
| **Avg HH Income** | 5 MILES | $78,316 |
| | 10 MILES | $81,415 |
| | 25 MILES | $79,025 |
| | 30 MILES | $78,633 |

# SITE AERIAL

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# WIDE AERIAL

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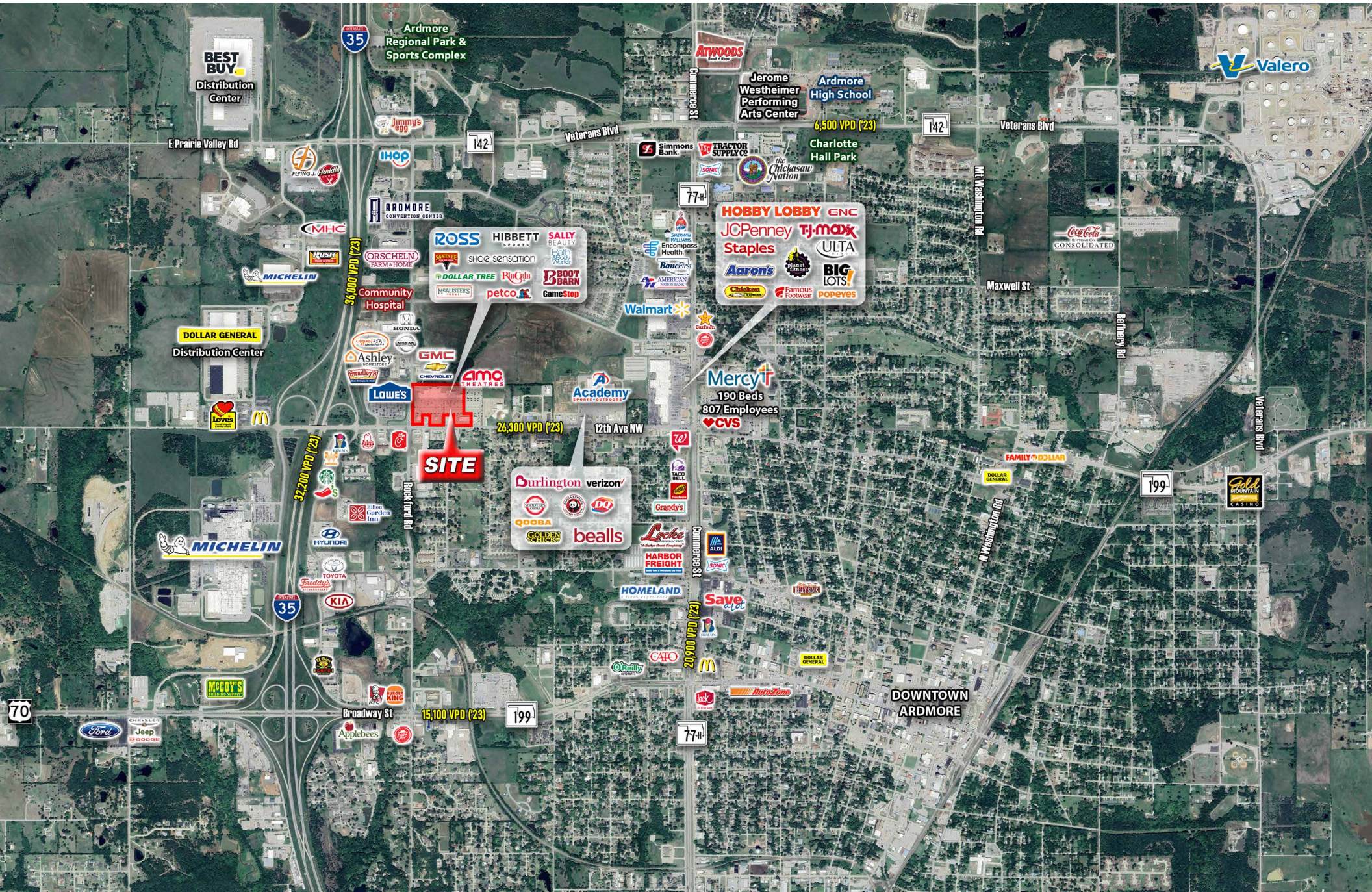

# DEMOGRPAHIC MAP

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