



ARDMORE COMMONS

2401 12TH AVENUE NW, ARDMORE, OK 73401

RETAIL SPACE AVAILABLE

HIGHLIGHTS & SITE PLAN

MELISSA MOORE
972.658.7363
mmoore@dunhillpartners.com



LOCATION

2401 12th Avenue NW, Ardmore, OK 73401

AVAILABLE

Ste 11B	18,871 SF
Ste 19	2,920 SF
Ste 20	2,272 SF
Ste 4F	1,600 SF





TRAFFIC COUNTS:

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

TRAFFIC GENERATORS



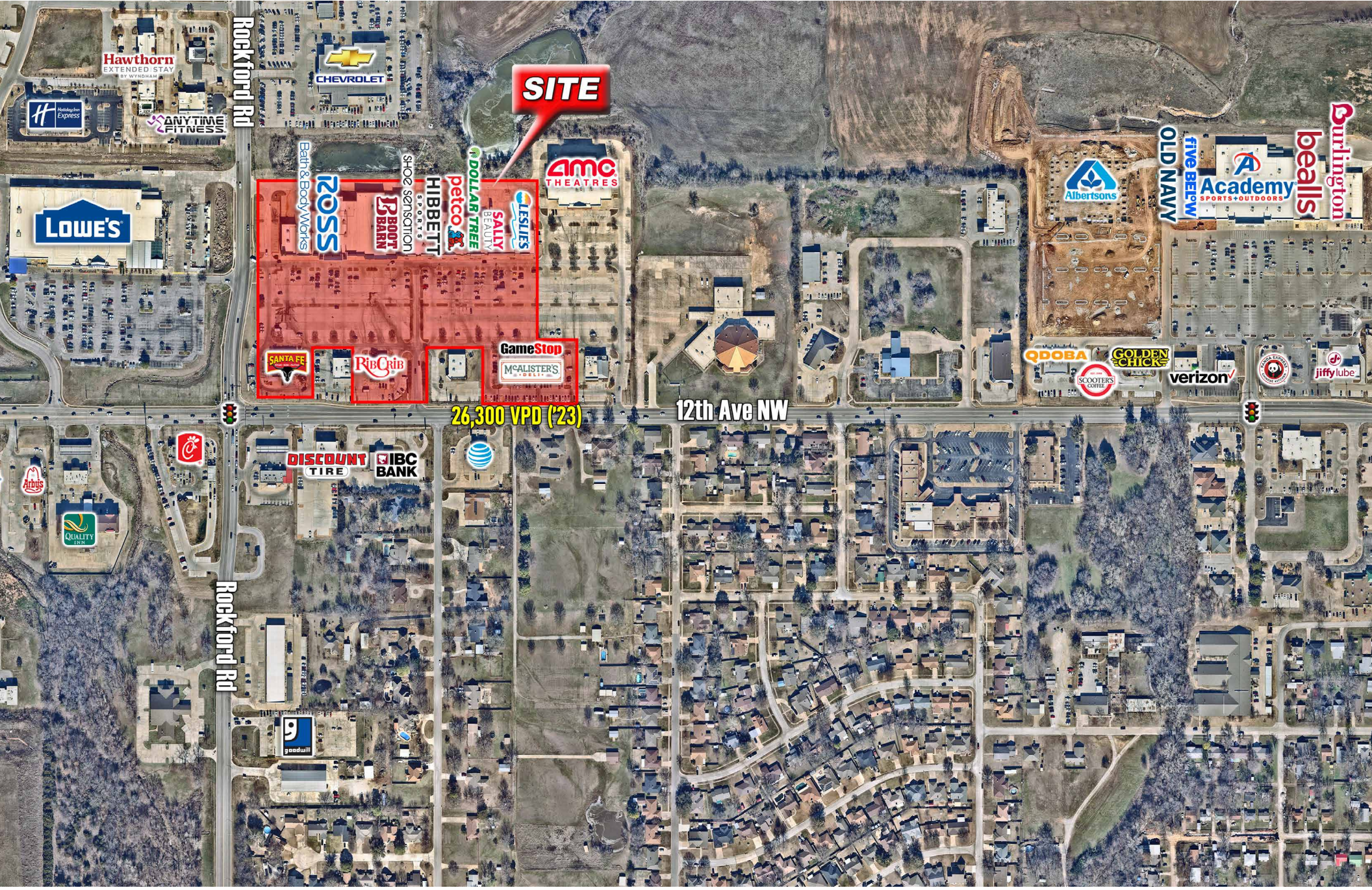
2024 DEMOGRAPHICS

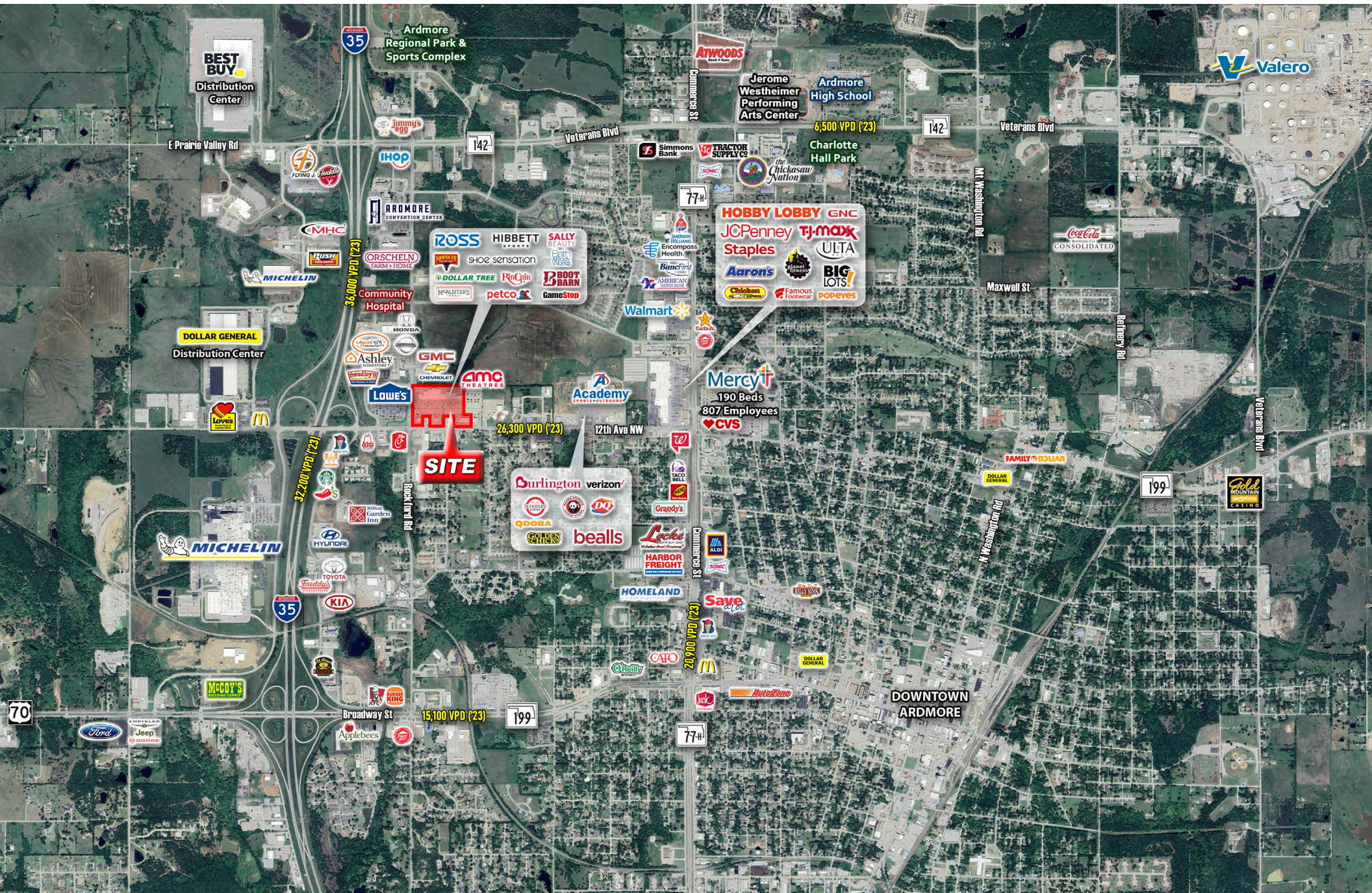
 Total Population	5 MILES	27,155	 Daytime Population	5 MILES	35,211	 Total Households	5 MILES	10,967	 Avg HH Income	5 MILES	\$78,316
	10 MILES	39,668		10 MILES	43,303		10 MILES	15,781		10 MILES	\$81,415
	25 MILES	77,205		25 MILES	79,322		25 MILES	30,326		25 MILES	\$79,025
	30 MILES	92,998		30 MILES	97,447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

SITE AERIAL



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DEMOGRAPHIC MAP



Capturing 65% of Multi-Visit Patrons

