



18,871 SF between  
Ross & Boot Barn



## Ardmore Commons

**ADDRESS:**

2401 12th Avenue  
Ardmore, OK 73401

**AVAILABILITY:**

Suite 111 - 18,871 SF  
Suite 109 - 4,100 SF  
Suite 119 - 2,272 SF

**NNN:**

\$3.78 PSF

**TRAFFIC COUNTS:**

12th Avenue: 14,443 VPD  
I-35: 38,600 VPD

**TRAFFIC GENERATORS:**



**HIBBETT SPORTS**



**DEMOGRAPHICS**

	<b>3-mile</b>	<b>5-mile</b>	<b>10-mile</b>
Population	23,007	27,591	38,707
Avg HH Income	\$70,021	\$66,155	\$68,899
Daytime Pop	14,991	21,398	23,070
Total Households	9,213	10,933	15,149

# Ardmore Commons Site Plan



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