



Dunhill Partners

Leasing Contact:

Jill Fisher

(214) 261-9588

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18,871 SF between
Ross & Boot Barn



Ardmore Commons

ADDRESS:

2401 12th Avenue
Ardmore, OK 73401

AVAILABILITY:

Suite 111 - 18,871 SF
Suite 104D - 1,200 SF

NNN:

\$3.68 PSF

TRAFFIC GENERATORS:



TRAFFIC COUNTS:

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

DEMOGRAPHICS

Population
Avg HH Income
Daytime Pop
Total Households

3-mile

23,007
\$70,021
14,991
9,213

5-mile

27,591
\$66,155
21,398
10,933

10-mile

38,707
\$68,899
23,070
15,149

Ardmore Commons Site Plan



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