



Dunhill Partners

Leasing Contact:

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Ardmore Commons

ADDRESS:

2401 12th Avenue
Ardmore, OK 73401

AVAILABILITY:

104C - 1,591 SF
19B - 2,272 SF (shell)

NNN:

\$3.43 PSF

TRAFFIC GENERATORS:

STAGE **ROSS** **HIBBETT SPORTS**
DRESS FOR LESS



TRAFFIC COUNTS:

12th Avenue: 14,211 VPD
I-35: 38,600 VPD

DEMOGRAPHICS

2017 Population
2017 Daytime Pop
2017 Total Households
2017 Avg HH Income

3-mile

23,559
21,822
27,532
\$62,255

5-mile

28,171
23,400
10,862
\$65,632

7-mile

33,905
24,874
13,260
\$66,245

Ardmore Commons Site Plan



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