



Anchor Available  
33,000 SF



## Ardmore Commons

**ADDRESS:**

2401 12th Avenue  
Ardmore, OK 73401

**AVAILABILITY:**

Suite 111 - 33,000 SF  
Suite 111A - 4,700 SF  
Suite 117 - 1,278 SF  
19B - 2,272 SF (shell)

**NNN:**

\$3.83 PSF

**TRAFFIC COUNTS:**

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

**TRAFFIC GENERATORS:**



**HIBBETT SPORTS**



**DEMOGRAPHICS**

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

**3-mile**

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

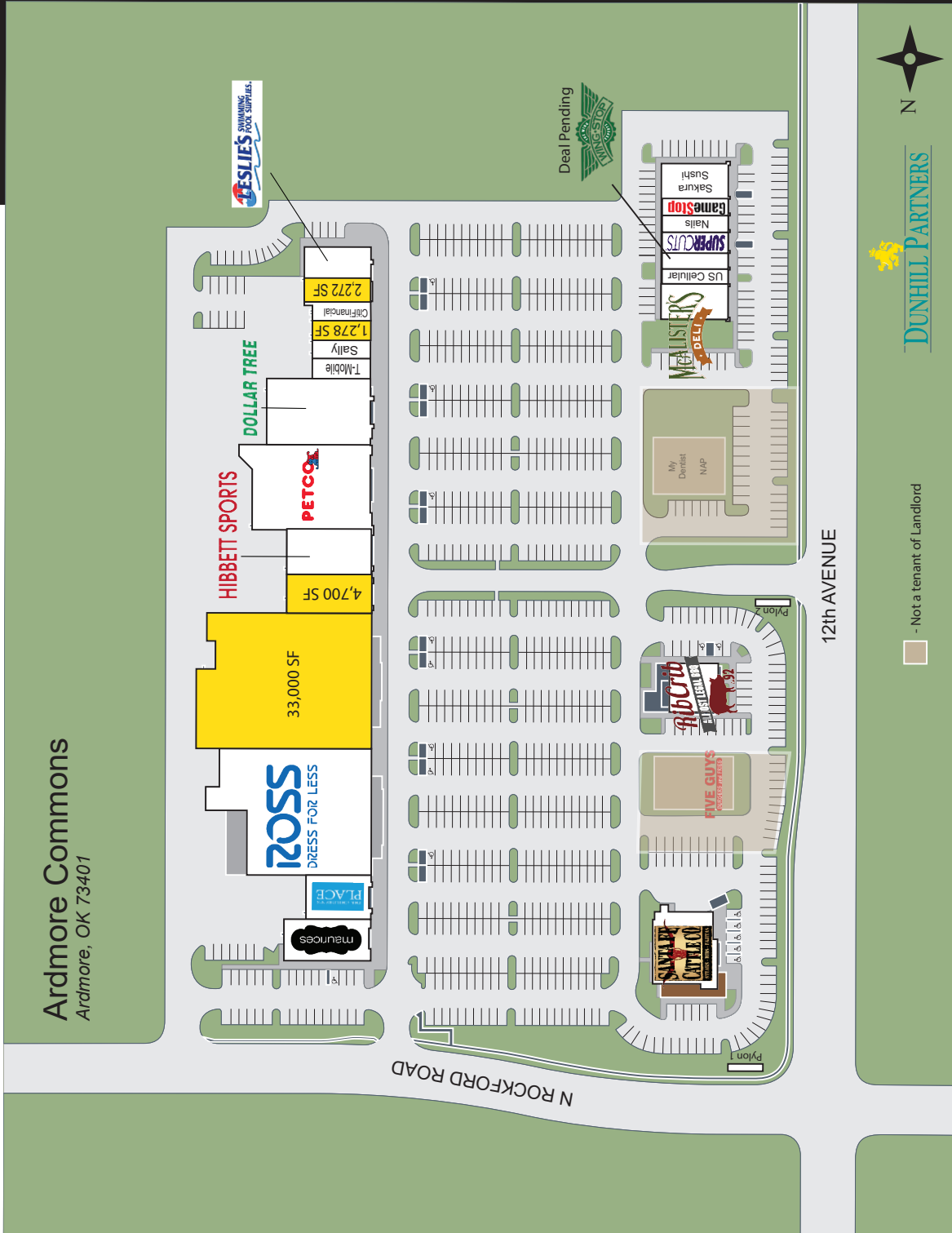
**5-mile**

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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