



ARDMORE COMMONS

2401 12TH AVENUE NW, ARDMORE, OK 73401

RETAIL SPACE AVAILABLE

HIGHLIGHTS & SITE PLAN

JILL FISHER | DIRECTOR OF LEASING
214.261.9588 | jfisher@dunhillpartners.com
dunhillpartners.com

LOCATION

2401 12th Avenue NW, Ardmore, OK 73401

AVAILABLE

Ste 108	5,116 SF
Ste 111A	18,871 SF
Ste 104B	1,597 SF





TRAFFIC COUNTS:

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

TRAFFIC GENERATORS



2024 DEMOGRAPHICS

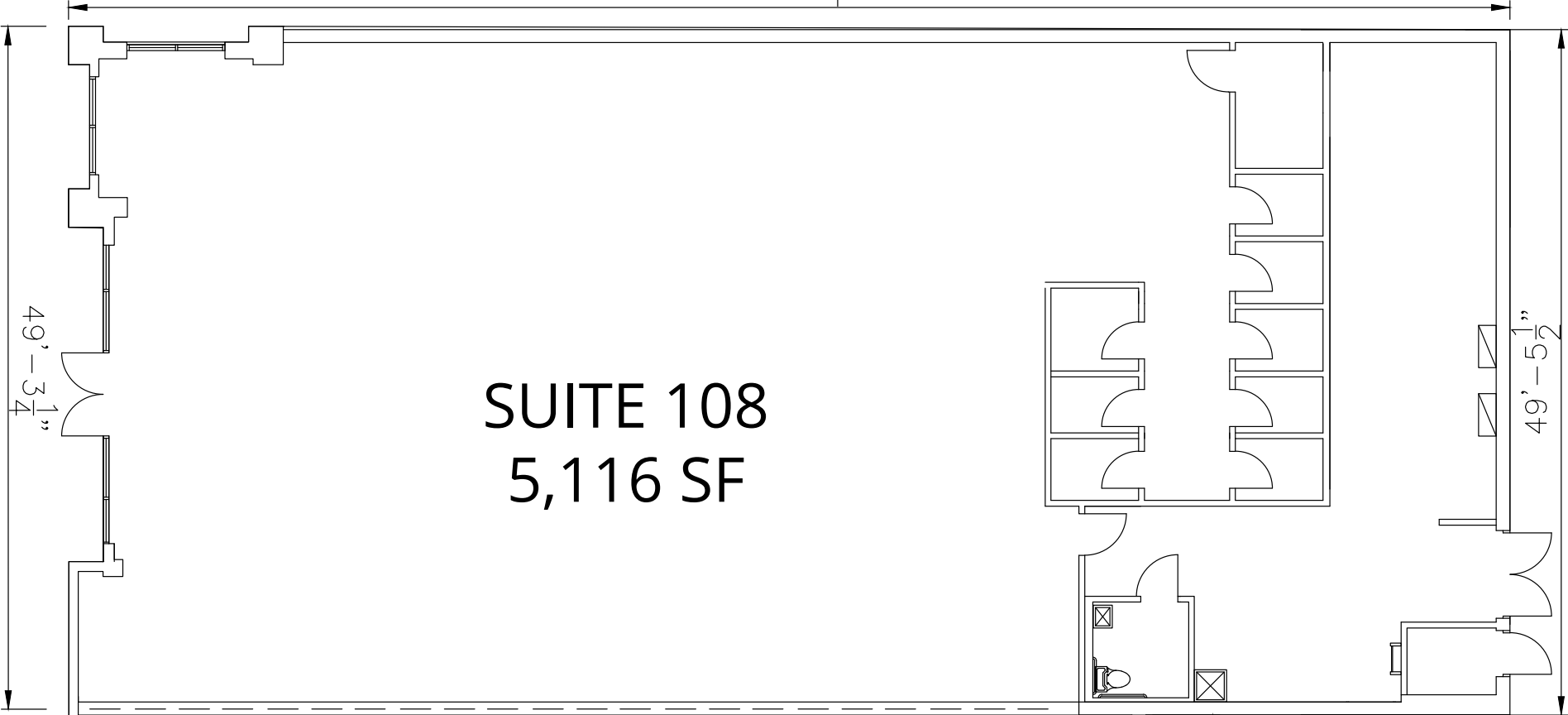
 Total Population	5 MILES	27,155	 Daytime Population	5 MILES	35,211	 Total Households	5 MILES	10,967	 Avg HH Income	5 MILES	\$78,316
	10 MILES	39,668		10 MILES	43,303		10 MILES	15,781		10 MILES	\$81,415
	25 MILES	77,205		25 MILES	79,322		25 MILES	30,326		25 MILES	\$79,025
	30 MILES	92,998		30 MILES	97,447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

FLOOR PLAN: SUITE 108

JILL FISHER | DIRECTOR OF LEASING
214.261.9588 | jfisher@dunhillpartners.com
dunhillpartners.com



104'-1 $\frac{1}{4}$ "



SUITE 108
5,116 SF

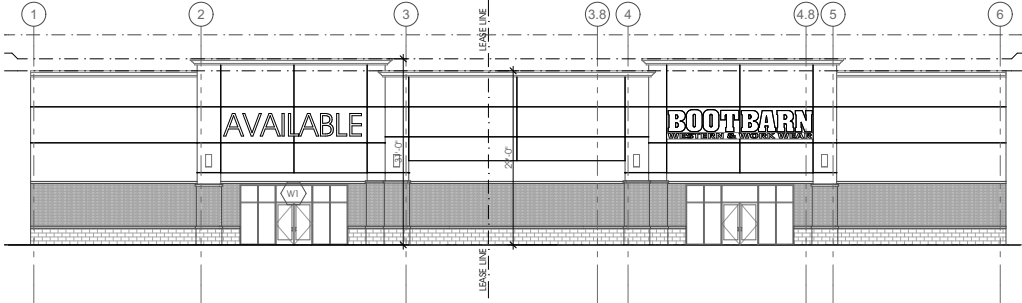
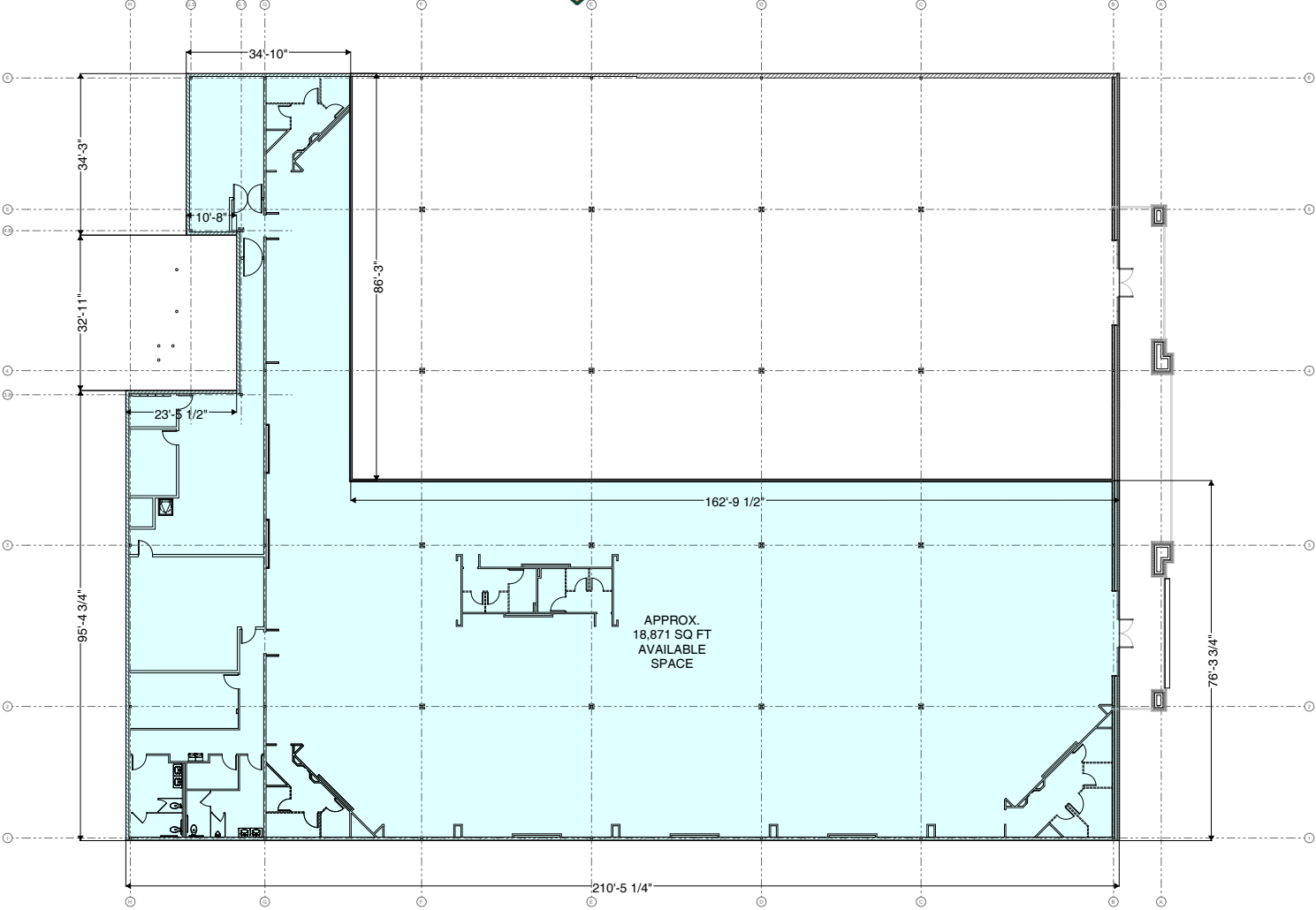
49'-5 $\frac{1}{2}$ "

26'-3 $\frac{1}{2}$ "

ARDMORE COMMONS

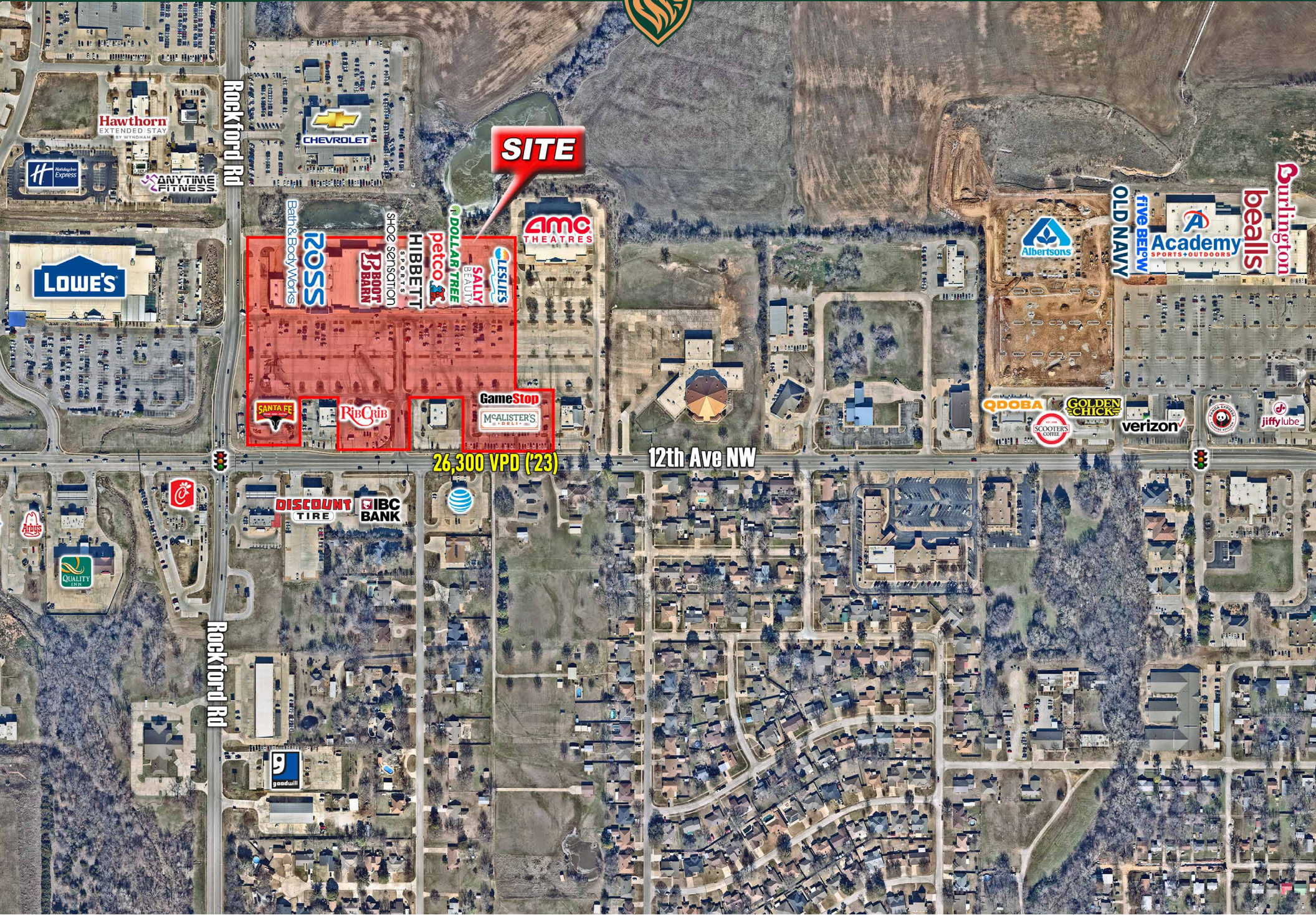


FLOOR PLAN: SUITE 111A



SITE AERIAL

JILL FISHER | DIRECTOR OF LEASING
214.261.9588 | jfisher@dunhillpartners.com
dunhillpartners.com



SITE

26,300 VPD ('23)

12th Ave NW

Rockford Rd

Rockford Rd

Hawthorn
EXTENDED STAY
BY WYNDHAM

H
Hilton Garden
Express

ANYTIME
FITNESS

LOWE'S

ROSS
Bath & Body Works

HIBBETT
SPORTS
SHOE SENSCATION

PETCO
DOLLAR TREE

LESLES
SALLY
BEAUTY

AMC
THEATRES

SANTA FE

Rib Crab

GameStop

McALISTER'S
DELI

Albertsons

OLD NAVY
FIVE BELOW

Academy
SPORTS+OUTDOORS

bealls

Burlington

QDOBA

GOLDEN
CHICKEN

SCOOTERS
COFFEE

verizon

WALMART

jiffylube

Arby's

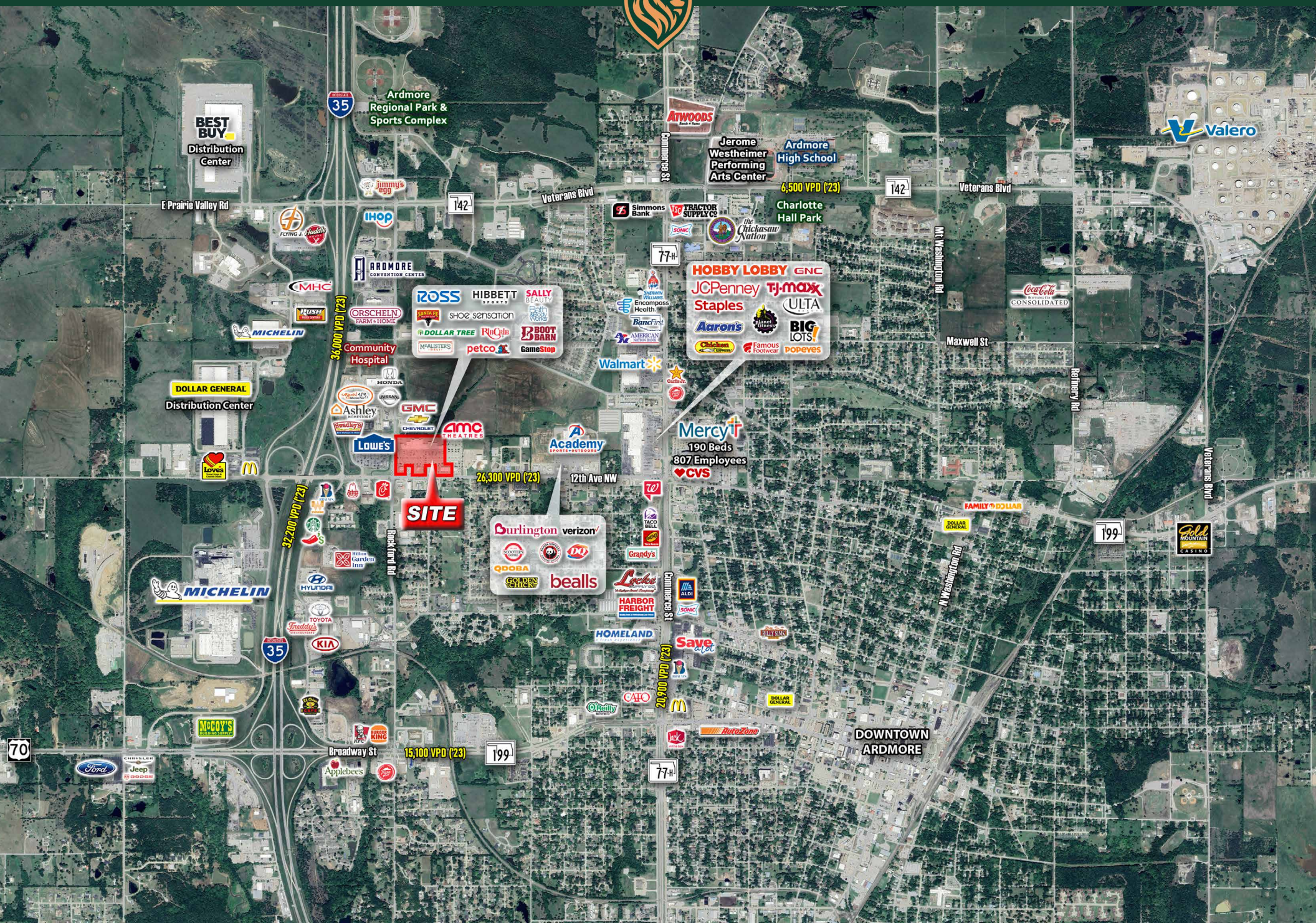
DISCOUNT
TIRE

BANK

AT&T

QUALITY
INN

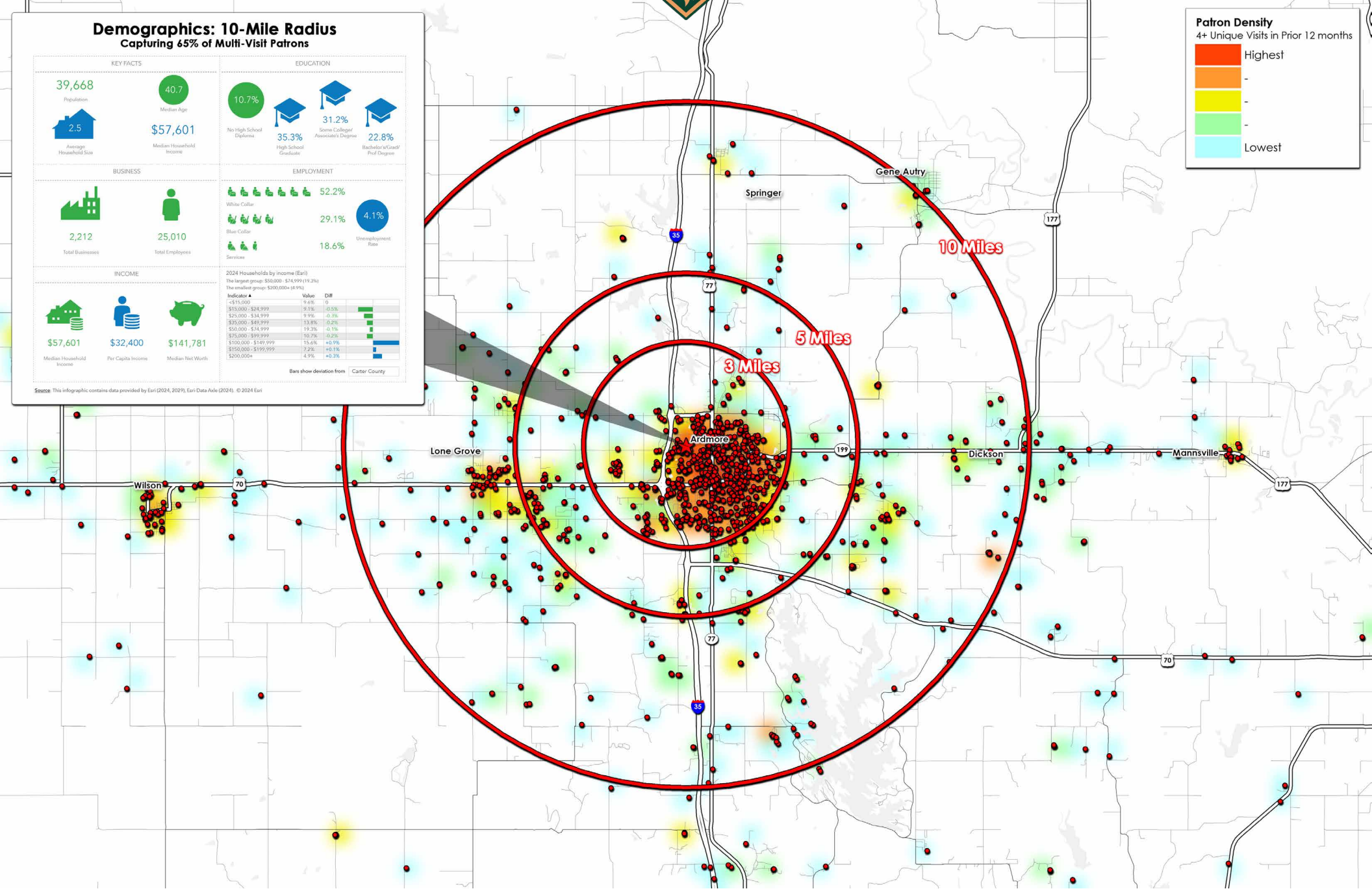
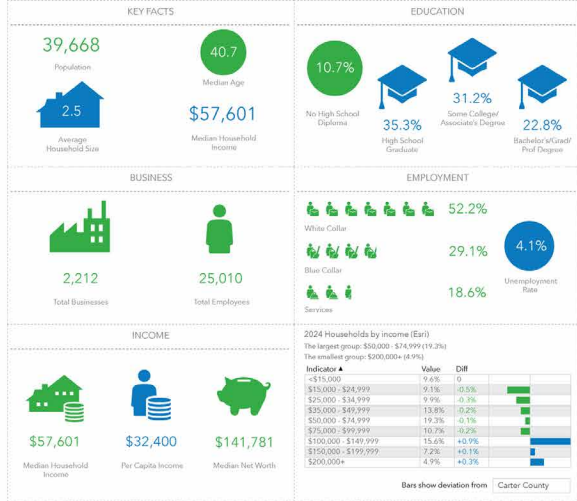
9
goodwill



DEMOGRAPHIC MAP



Demographics: 10-Mile Radius Capturing 65% of Multi-Visit Patrons



Source: This infographic contains data provided by Earl (2024, 2029), Earl Data Advantage (2024). © 2024 Earl