

North Oaks Shopping Center

The Property

Overview

North Oaks is a 70,672 square foot neighborhood center located at the northeast corner of Danforth Road and Kelly Avenue in Edmond, Oklahoma. It is currently 85% occupied with a good mix of credit tenants that include Subway, Dollar General and My Dentist.

Constructed in 1983 and renovated in 1989, the center is well suited for tenants of all types and shapes. The center offers unobstructed visibility from both Danforth Road and Kelly Avenue and convenient access from any of the five curb cuts.



C.L. KELLY AVENUE

Vacant
21,262 SF
(End Cap)

821

Hobby
Town
2,160 SF
813

4,320 SF
809

Vacant
2,160 SF
801

Dollar General
10,000 SF
745

Eggington
4,320 SF
741

A's
Burger
2,160 SF
733

Vacant
2,160 SF
729

Vacant
2,160 SF
725

Vacant
6,437 SF
723

Vacant
1,513 SF

Dynasty
1,200 SF

Goodwill
1,200 SF

State Farm
1,200 SF

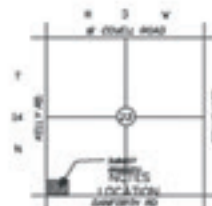
Subway Deli
1,200 SF

AAA Ins.
1,200 SF

My Dental
4,800 SF

C.L. DANFORTH ROAD

S.W. Corner, Sec. 23
T-14-N, R-3-W, LM.



LOCATION MAP
NOT TO SCALE

LOCATION MAP
HERE

GRAPHIC SCALE

BENCHMARK LOCATION

NORTH OAKS SHOPPING CENTER
DANFORTH AVE. & KELLY AVE.
EDMOND, OKLAHOMA COUNTY, OKLAHOMA
SHOPPING CENTER LAYOUT

SHEET S-1

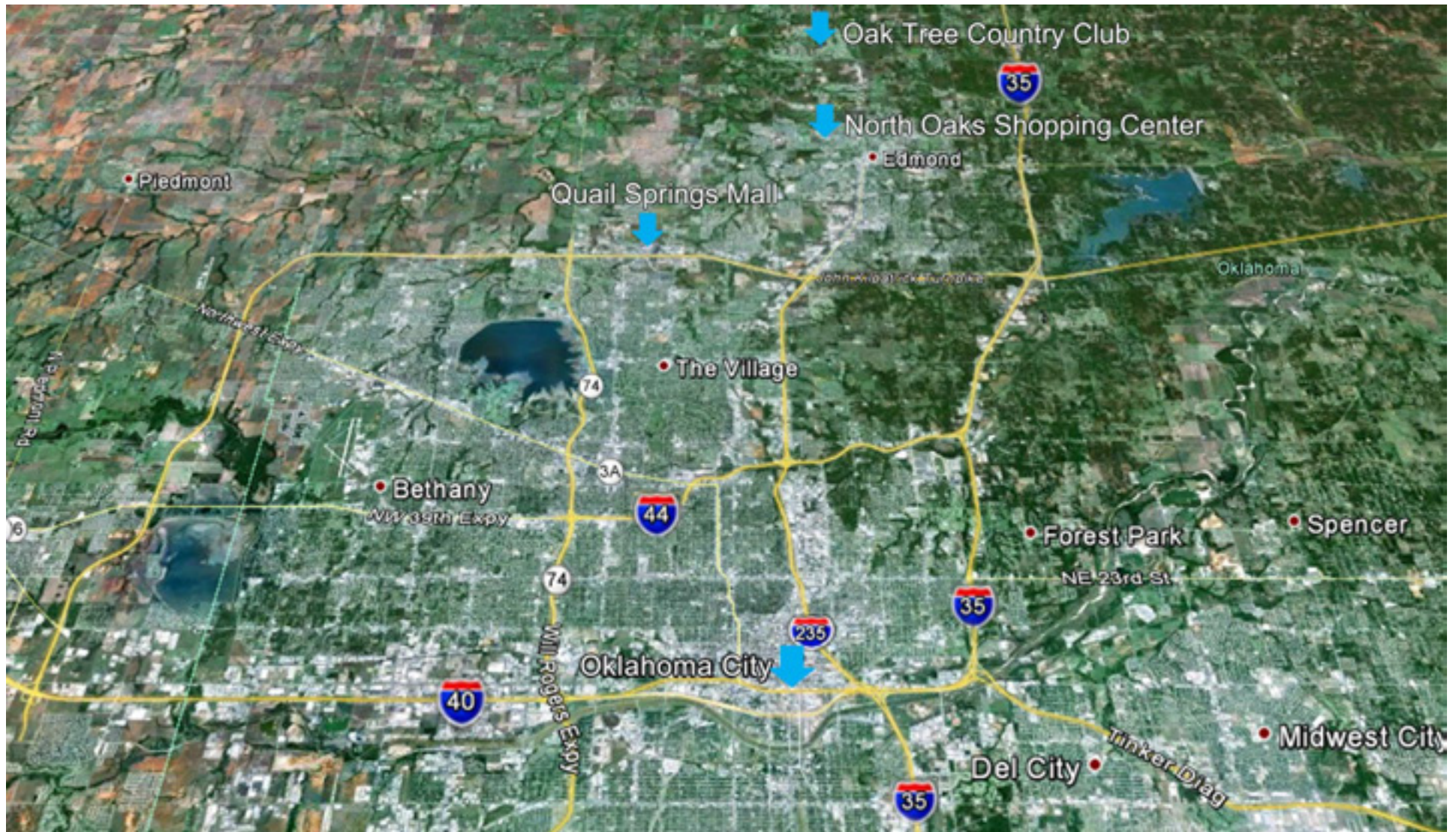
North Oaks Shopping Center

Great Location

North Oaks Shopping Center sits at the northeast corner of West Danforth Road and Kelly Avenue. Today, the intersection's daily traffic count averages 39,898 cpd. This traffic count is bound to grow with the expansion of Kelly Avenue to make it the city's only divided four-lane roadway carrying traffic north to Waterloo Road just past Oak Tree Country Club,



North Oaks Shopping Center



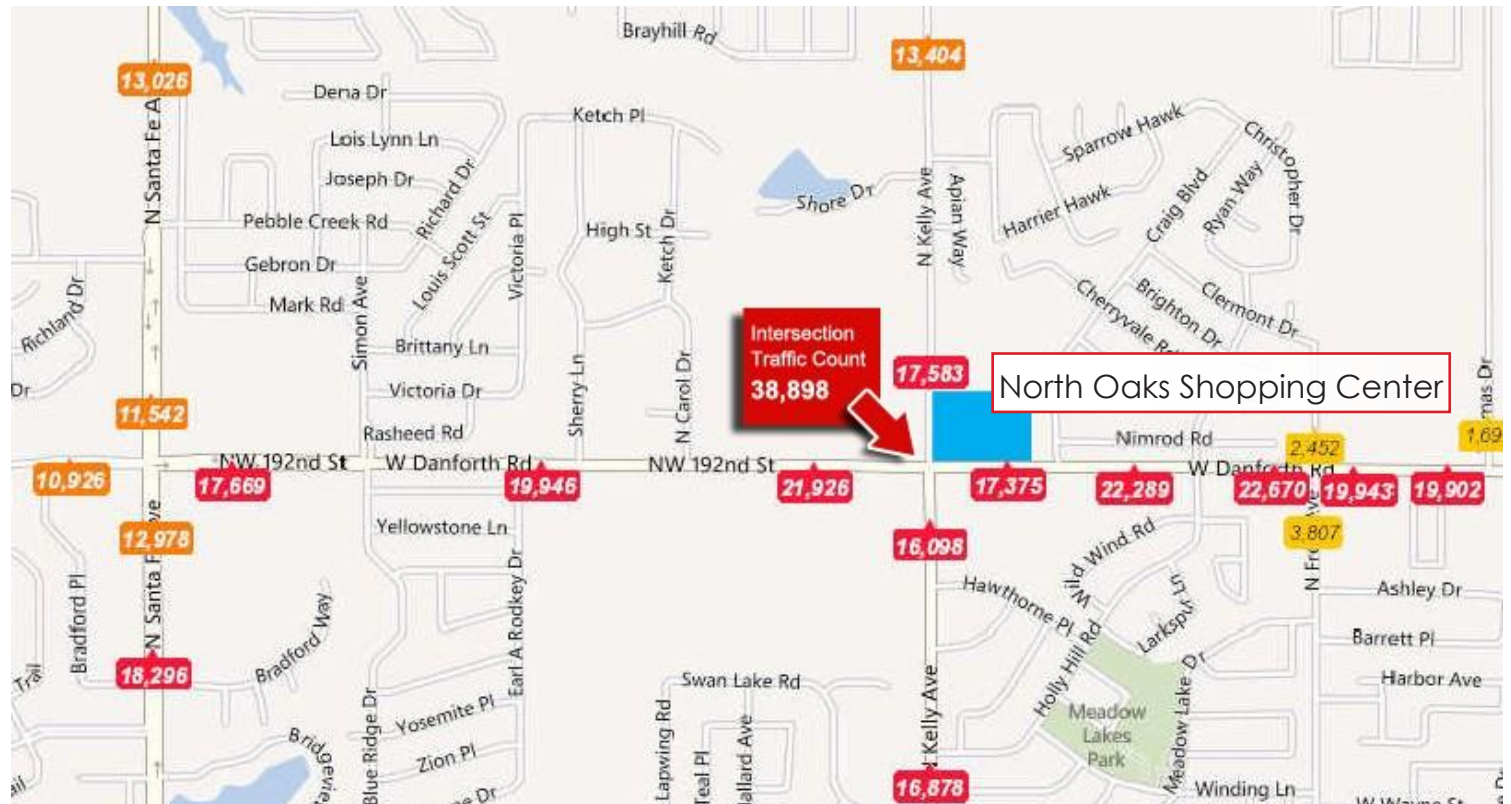
North Oaks Shopping Center

The Location

Danforth & Kelly: One of Edmond's Busiest Intersections at 39,898 cpd

The City of Edmond is widening Kelly Avenue from a two-lane road to a four-lane, divided road with left turn lanes at all public streets between Danforth and Waterloo Road (Oak Tree Golf Course). Kelly, which runs along North Oak's western edge, will also feature new landscape and multi-use paths on both sides of the street to Covell.

The intersection at Danforth and Kelly is expanding in 2014 to four-lanes plus dual left-turn lanes and separate right turn lanes.



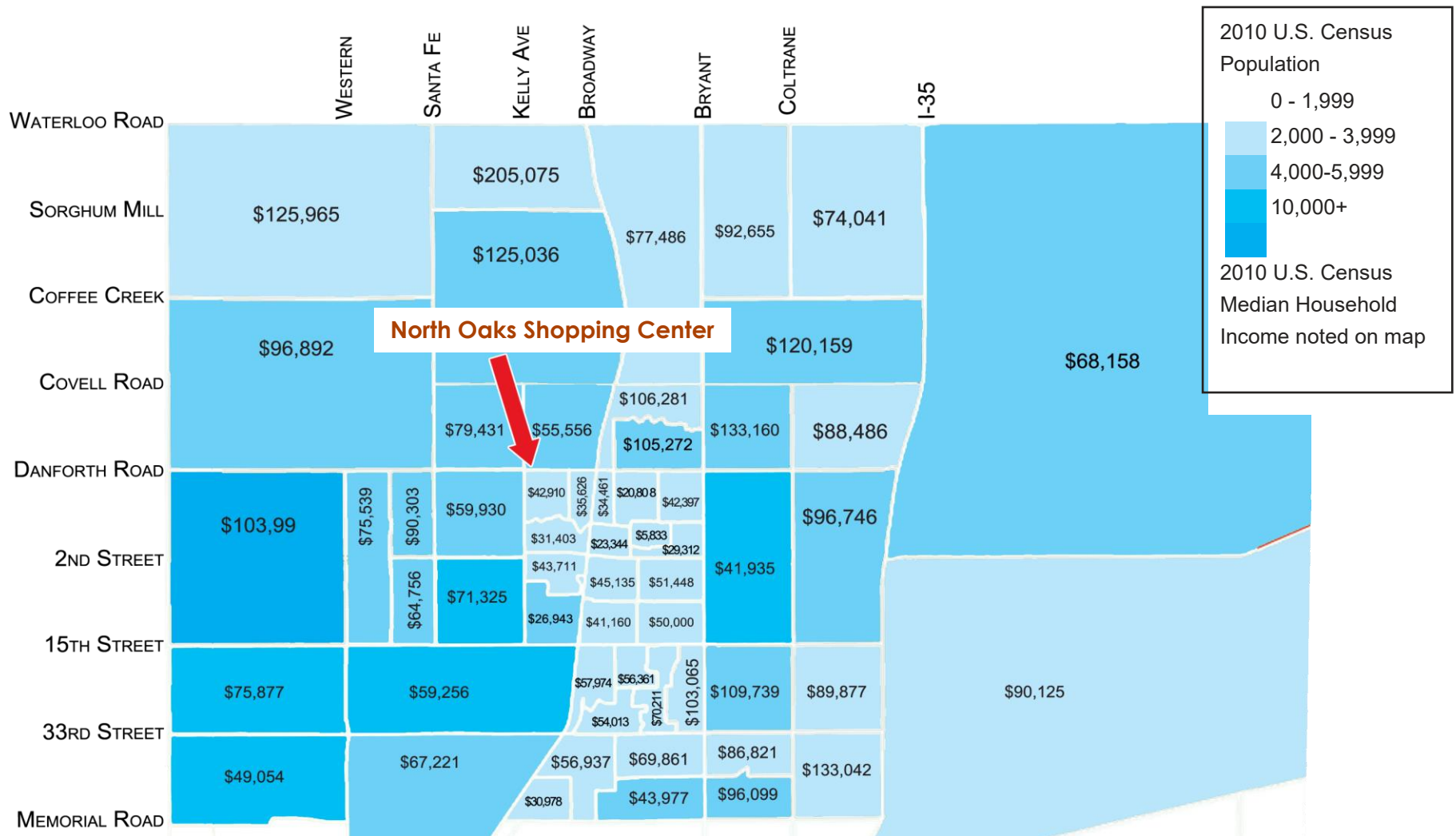
Expansion Schedule

- Danforth and Kelly intersection expansion
Begins: 2014
- Kelly widening to four lanes from Coffee Creek to Waterloo
Begins: 2014

North Oaks Shopping Center

The Location

Median Income and Population



North Oaks Shopping Center

Tenants



The unobstructed visibility from both Danforth Road and Kelly Avenue, increases the impact of tenant signage along the facade. The center features abundant parking with direct access to both Danforth Road and Kelly Avenue.

North Oaks has a balanced mix of credit and strong branded local tenants

North Oaks is well positioned for increasing profits. The center is anchored by several national tenants.

In addition to the national tenants, the center is occupied by strong local brands including Oklahoma Goodwill Industries and Subway Deli. The center's restaurant tenants bring revolving traffic throughout the day,

benefiting all tenants. Staggered lease renewal years and an average tenant occupancy of ten years gives the center a strong brand identity within the community.

Rent increases are justified with the improving market conditions and the city's ongoing expansion of Kelly Avenue.