

PRIME EDMOND RETAIL SPACE AVAILABLE

SHOPPES ON BROADWAY | 33rd Street & South Broadway, Edmond, OK 73013

PRICE EDWARDS AND COMPANY



PRIME EDMOND RETAIL SPACE AVAILABLE

SHOPPES ON BROADWAY | 33rd Street & South Broadway, Edmond, OK 73013

PRICE
EDWARDS
AND COMPANY



PRIME LOCATION, PREMIER TENANTS

The Shoppes on Broadway is located at the heavily trafficked intersection of 33rd & Broadway in Edmond, OK. This upscale center is a shopping destination with premier tenants including Hobby Lobby, Bella Strada Spa & Salon, Hallmark, and many more. Shoppes on Broadway is Edmond's finest mix use development and features an available pad site, (Ground Lease, Sale, or Build to Suit), as well available office and storage space.

OFFERED FOR LEASE

Available RSF	1,160 - 4,069
Lease Rate	\$7.00 - \$22.50 SF/yr (NNN)
Building Size	125,659 SF
Market	North
Submarket	Edmond
Cross Streets	33rd St. & South Broadway

CONTACT US

EV ERNST, *Retail Specialist*
(405) 239-1250 | earnst@priceedwards.com

JACOB SIMON, *Retail Specialist*
(405) 239-1248 | jimon@priceedwards.com

GEORGE WILLIAMS, *CCIM, Retail Investment Specialist*
(405) 239-1270 | gwilliams@priceedwards.com

PRIME EDMOND RETAIL SPACE AVAILABLE

SHOPPES ON BROADWAY | 33rd Street & South Broadway, Edmond, OK 73013

**PRICE
EDWARDS**
AND COMPANY



PROPERTY HIGHLIGHTS

- Prime location at one of Edmond's busiest intersections.
- Near the University of Central Oklahoma with 20,567 students, and Oklahoma Christian University, with 2,259 students.
- Home to premier tenants like Hobby Lobby and Hallmark.

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,932	61,193	128,167
Median Age	29.2	31.3	33.1
Median Age (Male)	26.6	29.6	31.5
Median Age (Female)	31.4	33.1	34.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,576	23,584	49,816
# of persons per HH	2.8	2.6	2.6
Average HH Income	\$62,293	\$71,228	\$80,579
Average House Value	\$134,680	\$184,584	\$205,658

TRAFFIC COUNTS

Broadway	north	31,906
Broadway	south	53,600
33rd Street	east	21,117
33rd Street	west	15,952

05032024

CONTACT US

EV ERNST, Retail Specialist
(405) 239-1250 | eernst@priceedwards.com

GEORGE WILLIAMS, CCIM, Retail Investment Specialist
(405) 239-1270 | gwilliams@priceedwards.com

JACOB SIMON, Retail Specialist
(405) 239-1248 | jsimon@priceedwards.com

PRIME EDMOND RETAIL SPACE AVAILABLE

SHOPPES ON BROADWAY | 33rd Street & South Broadway, Edmond, OK 73013

PRICE
EDWARDS
AND COMPANY

SITE PLAN



SPACES AVAILABLE	
Building 3200	
Suite #	Sq Ft
3200-130	1,160 sf
Building 3248	
Suite #	Sq Ft
3248-120	3,166 sf
Building 3224	
Suite #	Sq Ft
3224-130	4,069 sf
3224-140	1,403 sf
3224-148	3,940 sf

Prominent Pad Site available 53,214 sq ft (1.22 acres +/-)
For Sale, Ground Lease or Build to Suit