



PROPERTY DESCRIPTION

This property is located on Broadway, one of Edmond's busiest streets, providing strong exposure with 31,906 vehicles passing daily. The location offers easy access to downtown Edmond and Oklahoma City, making it ideal for various business types.

Key Features:

Drive-Thru Bays: Includes one 12'x10' drive-thru overhead door, with the option to add two more.

3-Phase Power: Suitable for diverse commercial or industrial uses.

125' Frontage on Broadway: Excellent visibility on a main road.

Signage & Parking: 18-foot roadside sign and 25 parking spaces for customer convenience.

Flexible Space: High ceilings, open floor plan, and plenty of natural light with many windows.

Located near multiple shadow anchors, this property is well-positioned for retail, dining, auto or service businesses in Edmond.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	3,850 SF
Lot Size:	17,712 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,690	29,542	66,661
Total Population	8,506	72,782	165,391
Average HH Income	\$88,313	\$107,406	\$112,243

TRAFFIC COUNTS

S Broadway	north	31,906
S Broadway	south	53,600

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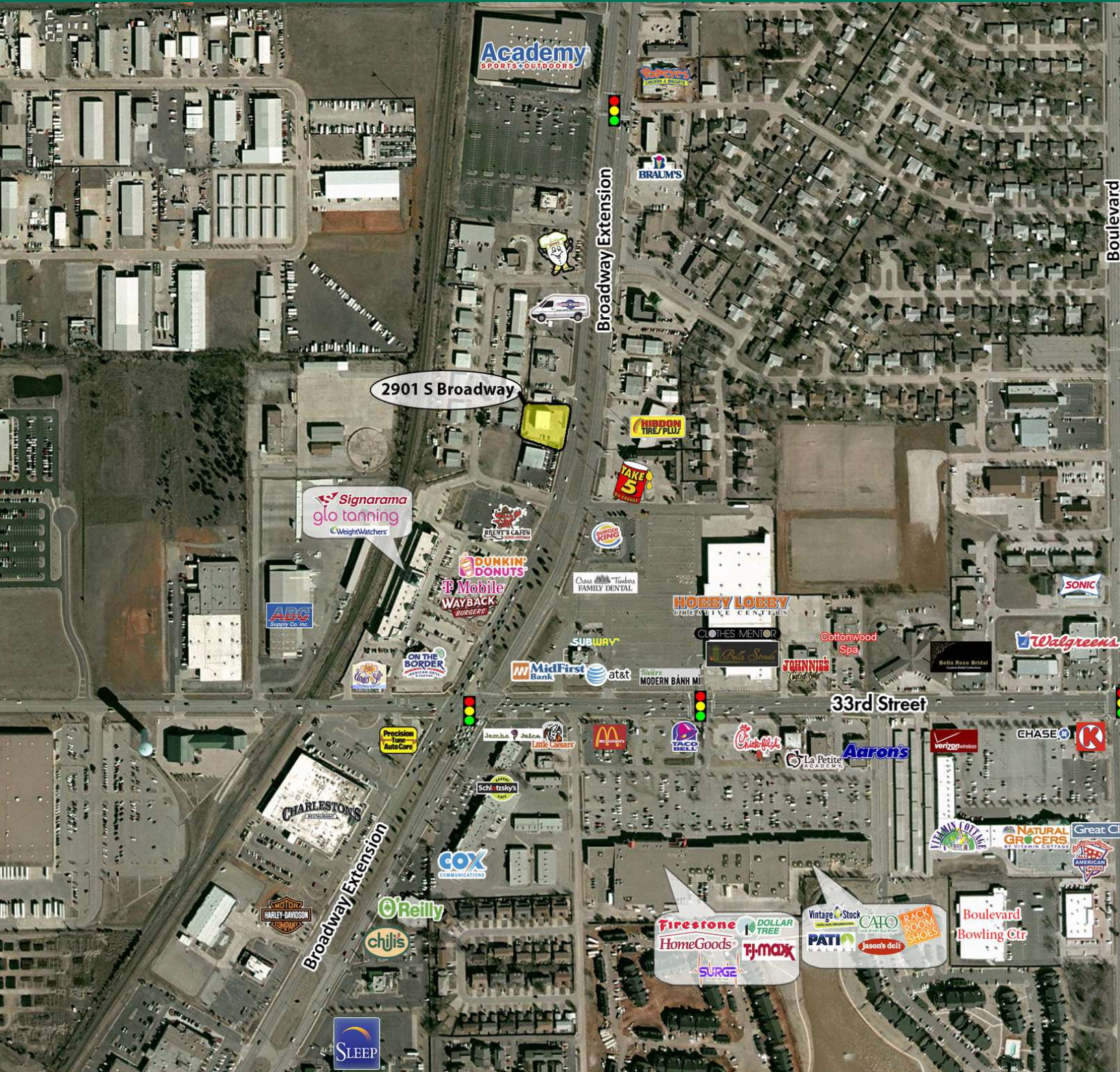
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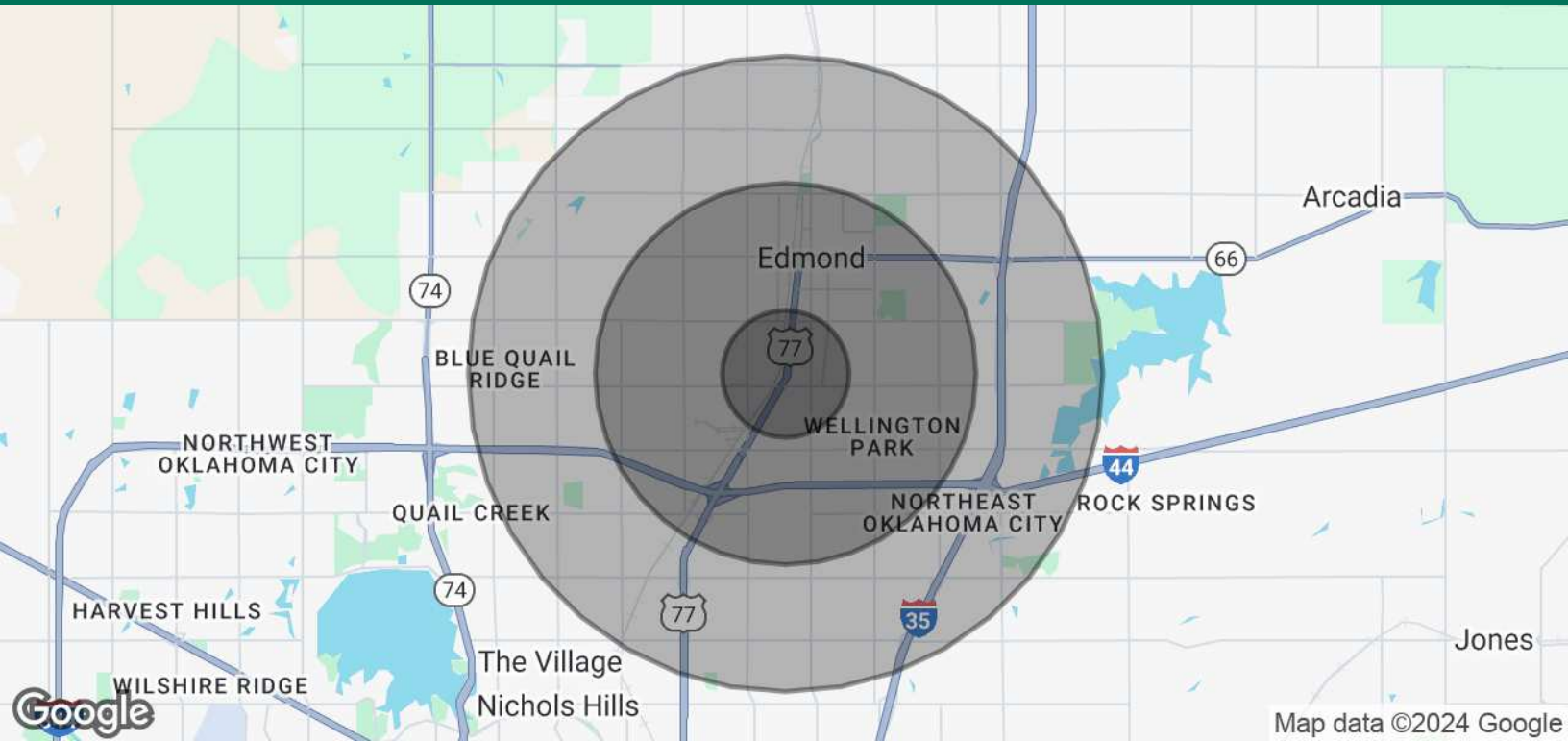
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,506	72,782	165,391
Average Age	38	38	38
Average Age (Male)	36	36	37
Average Age (Female)	40	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,690	29,542	66,661
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$88,313	\$107,406	\$112,243
Average House Value	\$280,926	\$298,749	\$319,446

Demographics data derived from AlphaMap

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