

# BERKSHIRE PLAZA SHOPPING CENTER

1427 S Broadway Avenue, Edmond, OK 73034



## OFFERING SUMMARY

Available SF - 3 Spaces:                    504 SF  
    1,600 SF  
    1,800 SF

Lease Rate:                                    \$18.00 - \$20.00 SF/yr  
    (NNN)

Lot Size:                                        3.07 Acres

Building Size:                                35,612

Submarket:                                    Edmond

## PROPERTY OVERVIEW

Join Office Depot and Nhinja Sushi in the newly renovated Berkshire Plaza. A rare market location at one of Edmond's busiest intersections. Great traffic, visibility and access. Local submarket is undergoing considerable growth. The best demographics in the metropolitan area.

Additional area retailers include: Starbucks, Verizon, Chipotle, Big Lots and Ace Hardware.

## PROPERTY HIGHLIGHTS

- High Traffic Counts
  - S Broadway - north/south - 32,674 / 37,803 per car
  - E 15th St - east/west - 19,351 / 19,220 per car
- 061219

### EV ERNST

Retail Specialist  
ernst@priceedwards.com  
405.843.7474  
210 Park Ave, Suite 700, Oklahoma City, OK 73102  
priceedwards.com

### GEORGE WILLIAMS, CCIM

Retail Investment Specialist  
gwilliams@priceedwards.com  
405.239.1270  
210 Park Ave, Suite 700, Oklahoma City, OK 73102  
priceedwards.com

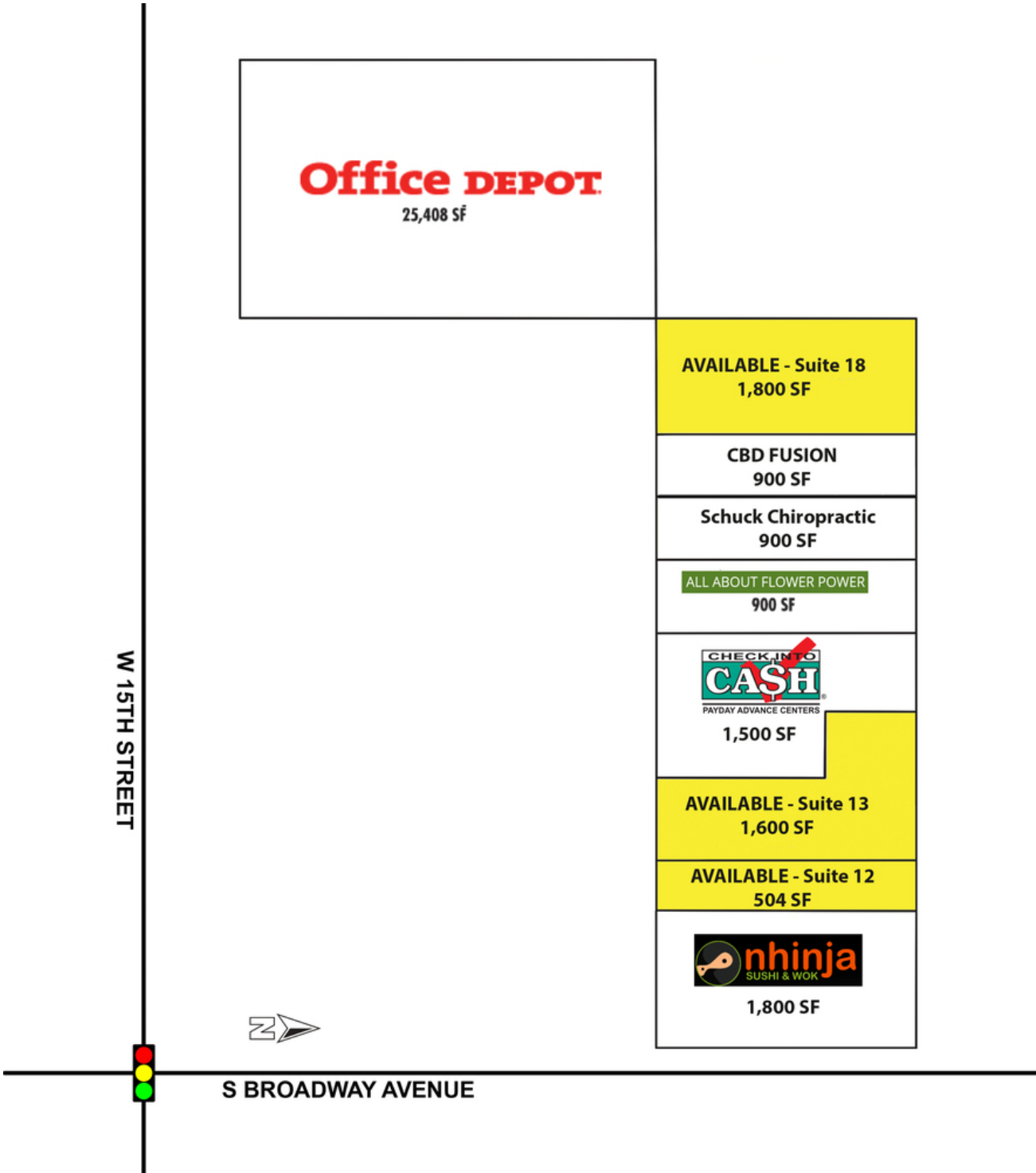
### GIRMA MOANING

Retail Investment Specialist  
gmoaning@priceedwards.com  
405.843.7474  
210 Park Ave, Suite 700, Oklahoma City, OK 73102  
priceedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

# BERKSHIRE PLAZA SHOPPING CENTER

Site Plan - 1427 S Broadway Avenue, Edmond, OK 73034



## EV ERNST

Retail Specialist  
ernst@priceedwards.com  
405.843.7474  
210 Park Ave, Suite 700, Oklahoma City, OK 73102  
priceedwards.com

## GEORGE WILLIAMS, CCIM

Retail Investment Specialist  
gwilliams@priceedwards.com  
405.239.1270  
210 Park Ave, Suite 700, Oklahoma City, OK 73102  
priceedwards.com

## GIRMA MOANING

Retail Investment Specialist  
gmoaning@priceedwards.com  
405.843.7474  
210 Park Ave, Suite 700, Oklahoma City, OK 73102  
priceedwards.com

# BERKSHIRE PLAZA SHOPPING CENTER

1427 S Broadway Avenue, Edmond, OK 73034



## EV ERNST

Retail Specialist

[ernst@priceedwards.com](mailto:ernst@priceedwards.com)

405.843.7474

210 Park Ave, Suite 700, Oklahoma City, OK 73102

[priceedwards.com](http://priceedwards.com)

## GEORGE WILLIAMS, CCIM

Retail Investment Specialist

[gwilliams@priceedwards.com](mailto:gwilliams@priceedwards.com)

405.239.1270

210 Park Ave, Suite 700, Oklahoma City, OK 73102

[priceedwards.com](http://priceedwards.com)

## GIRMA MOANING

Retail Investment Specialist

[gmoaning@priceedwards.com](mailto:gmoaning@priceedwards.com)

405.843.7474

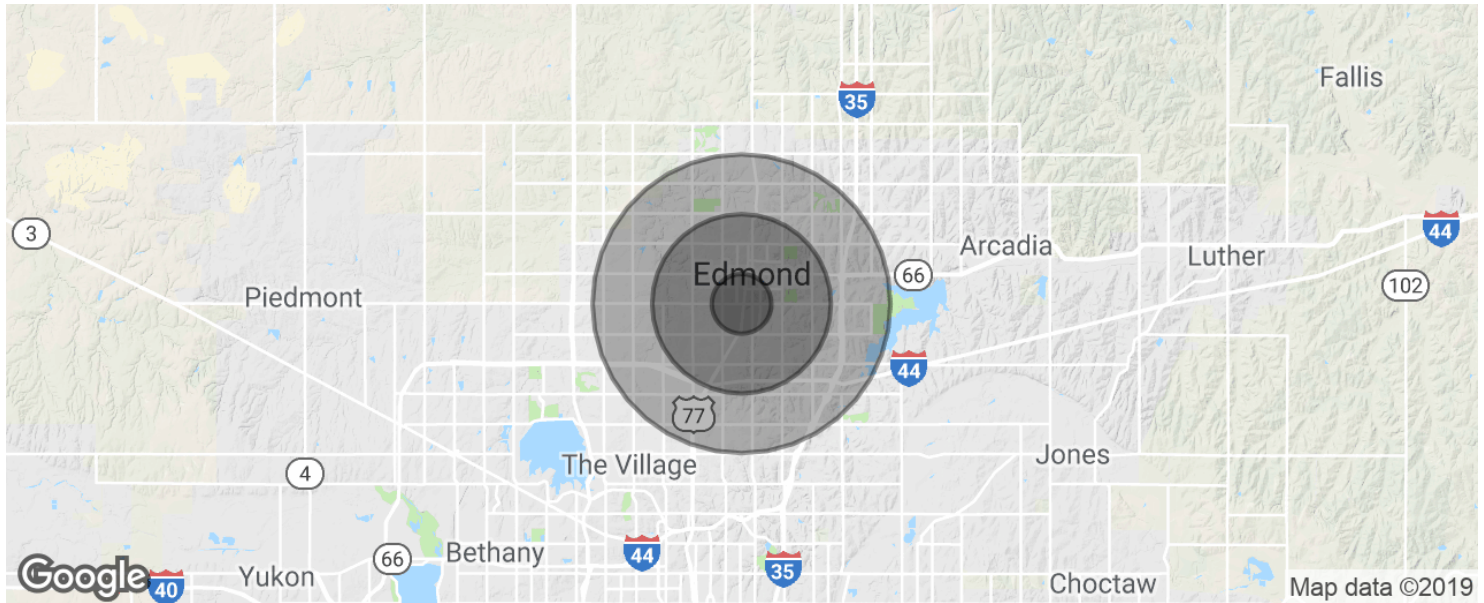
210 Park Ave, Suite 700, Oklahoma City, OK 73102

[priceedwards.com](http://priceedwards.com)



# BERKSHIRE PLAZA SHOPPING CENTER

## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,569	70,495	127,875
Median age	31.4	31.5	33.5
Median age (Male)	29.1	29.8	32.1
Median age (Female)	33.4	33.2	34.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,893	27,011	49,149
# of persons per HH	2.5	2.6	2.6
Average HH income	\$58,350	\$71,184	\$86,282
Average house value	\$133,509	\$175,880	\$219,340

\* Demographic data derived from 2010 US Census

### EV ERNST

Retail Specialist  
 ernst@priceedwards.com  
 405.843.7474  
 210 Park Ave, Suite 700, Oklahoma City, OK 73102  
 priceedwards.com

### GEORGE WILLIAMS, CCIM

Retail Investment Specialist  
 gwilliams@priceedwards.com  
 405.239.1270  
 210 Park Ave, Suite 700, Oklahoma City, OK 73102  
 priceedwards.com

### GIRMA MOANING

Retail Investment Specialist  
 gmoaning@priceedwards.com  
 405.843.7474  
 210 Park Ave, Suite 700, Oklahoma City, OK 73102  
 priceedwards.com