



OFFERING SUMMARY

Lease Rate:	\$17.00 - 19.00 SF/yr (NNN)
Building Size:	15,920 SF
Available SF:	1,450 - 1,842 SF
Lot Size:	1.64 Acres
Year Built:	1985
Zoning:	Commercial
Submarket:	Edmond

090221

PROPERTY OVERVIEW

Boulevard Square is a neighborhood shopping center located at the heavily trafficked intersection of 33rd & Boulevard in Edmond, OK in the heart of Edmond Oklahoma – Oklahoma City's preferred sub market. Boulevard Square is conveniently located to the north of a 250,000 square foot office park, medical and Oklahoma Christian University providing an excellent daytime population. This shopping center is ideally suited for a variety of user types (retail, medical, office) desiring a prime location, functional space, quality construction, along with affordable rental rates.

Neighboring Tenants include Hobby Lobby, Mardel, TJ Maxx, HomeGoods, Jason's Deli, McDonalds, ChickFil-A, Taco Bell, Hallmark and others.

SPACES	LEASE RATE	SPACE SIZE
Suite 106	\$17.00 - 19.00 SF/yr	1,842 SF
Suite 108	\$17.00 - 19.00 SF/yr	1,450 SF
Suite 109	\$17.00 - 19.00 SF/yr	1,450 SF

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Boulevard Square

3431 S Boulevard, Edmond, OK 73013

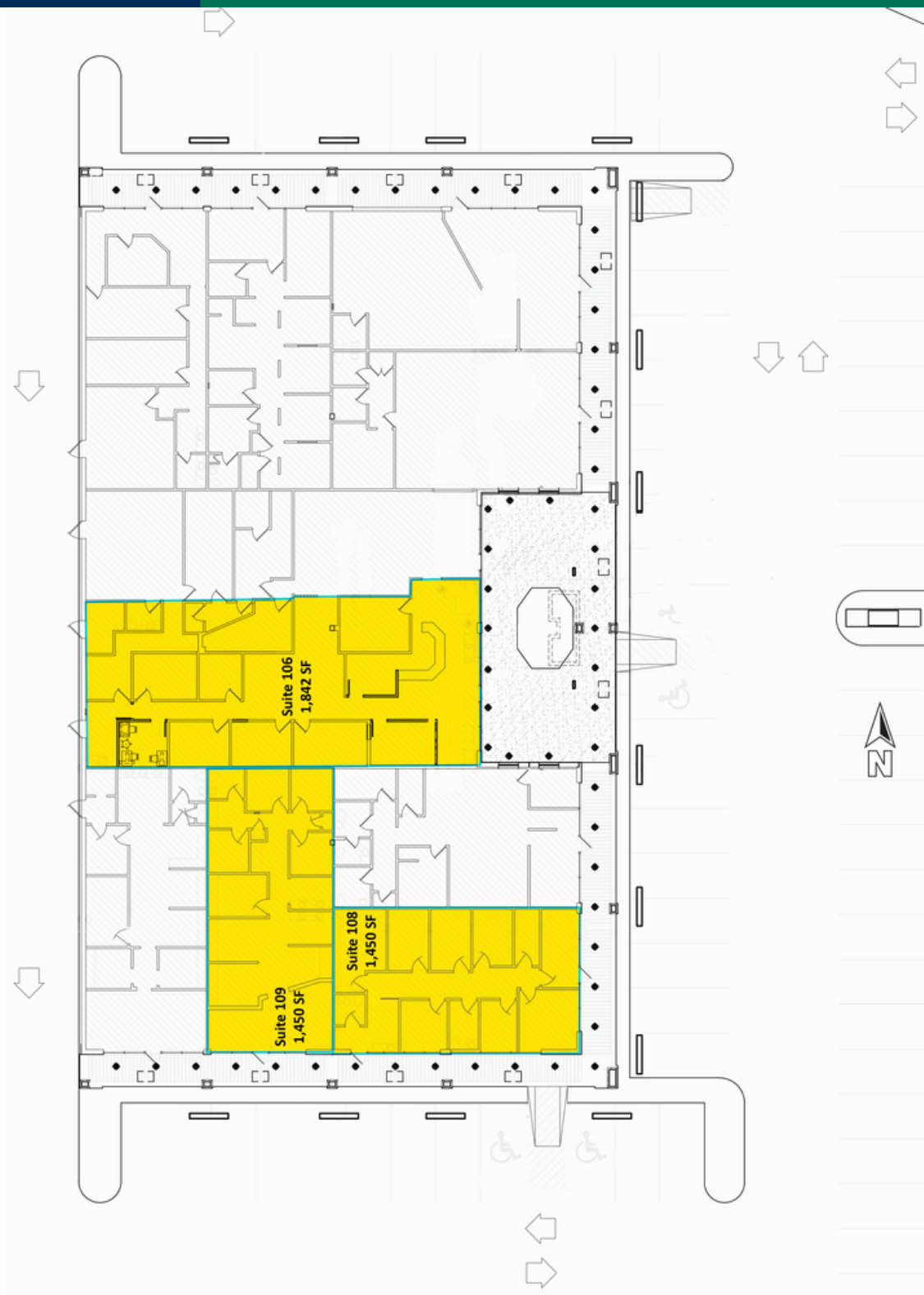


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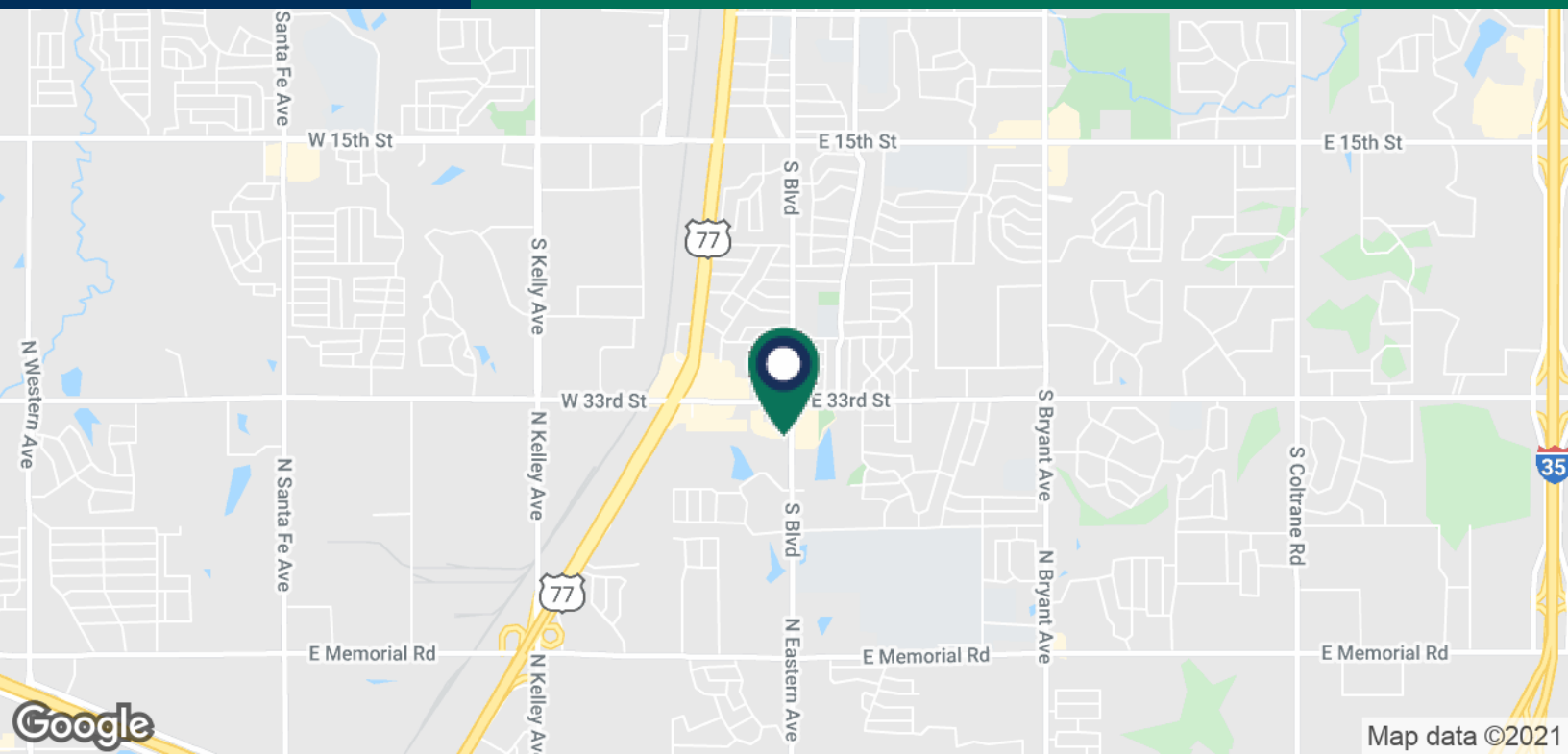


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,434	57,478	123,619
Average age	28.4	31.4	33.1
Average age (Male)	25.9	29.7	31.5
Average age (Female)	30.6	33.1	34.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,685	22,104	47,949
# of persons per HH	2.8	2.6	2.6
Average HH income	\$61,347	\$73,010	\$80,286
Average house value	\$130,893	\$187,516	\$203,900

** Demographic data derived from 2010 US Census*

TRAFFIC COUNTS

S Boulevard	north	20,745
S Boulevard	south	20,020
E 33rd St	east/west	21,117

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