



2- 4 S BROADWAY | FOR SALE
EDMOND, OK 73034

GEORGE WILLIAMS, CCIM

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**PRICE
EDWARDS**
AND COMPANY

2-4 S BROADWAY

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PROPERTY DESCRIPTION

Located at 2-4 S Broadway in the heart of Edmond's bustling downtown, this 5,000 SF commercial property is an exceptional investment opportunity. The building includes one established tenant, Out on a Limb Boutique, generating annual rent of \$38,715. The seller will master lease the vacant 4,000 SF space for up to one year or until a new tenant is in place, ensuring continued income stability. With a prime location and strong leasing potential, this property offers both immediate returns and long-term investment upside in a thriving urban district.

The property is strategically positioned near the newly revitalized Stephenson Park and surrounded by a dynamic mix of restaurants, boutiques, fitness studios, and other popular attractions. Its central location ensures high visibility and steady foot traffic, further enhancing its appeal. Downtown Edmond's strong demographics, including a population of over 76,000 within a 3-mile radius and an average household income of \$91,285, provide a robust customer base for the property's tenants.

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	7,000 SF
Building Size:	5,080 SF
NOI:	\$121,061
Cap Rate:	5.76%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,154	33,211	61,429
Total Population	11,926	83,575	158,529
Average HH Income	\$73,035	\$116,266	\$128,197

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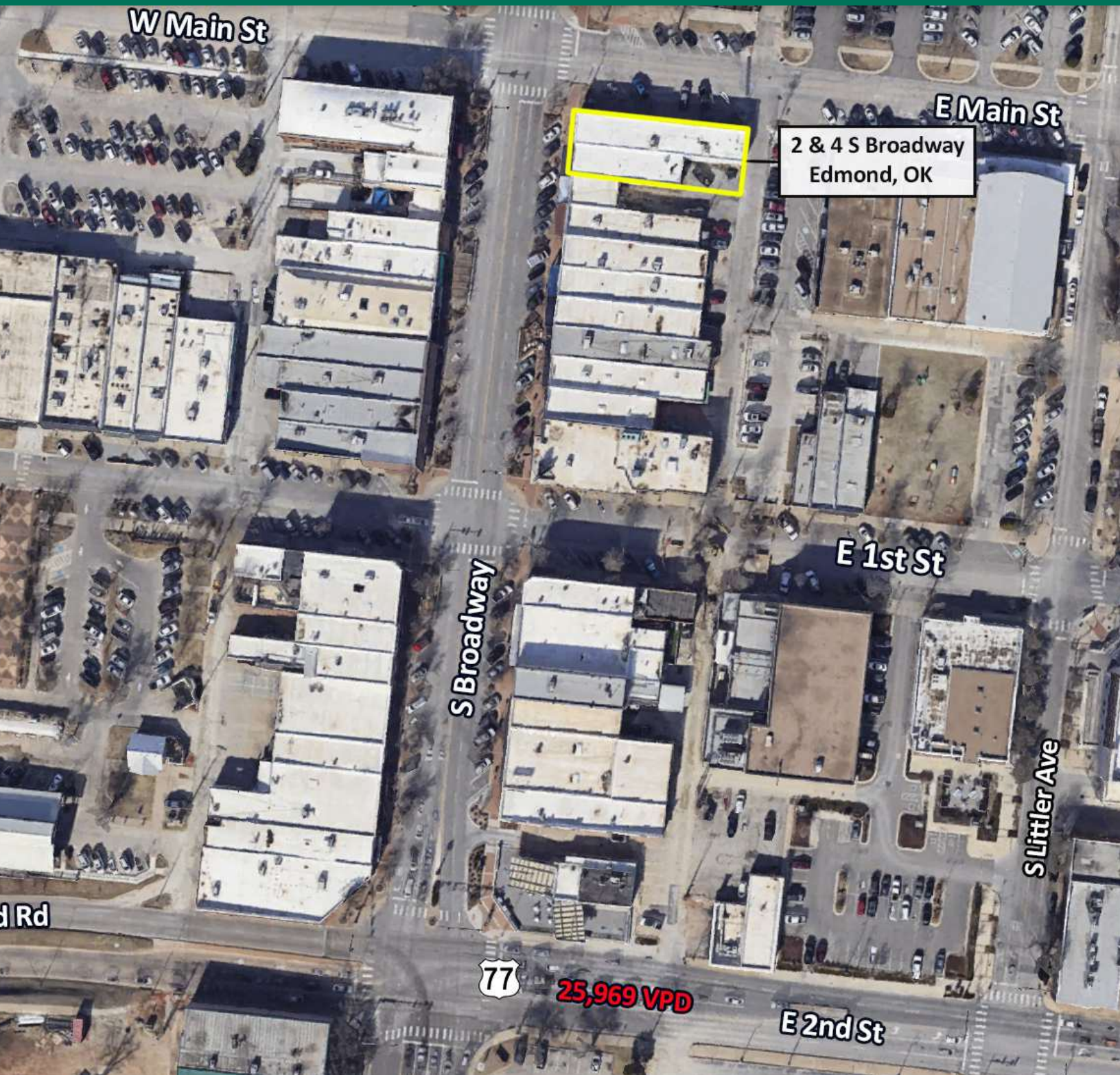
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2 & 4 S Broadway
Edmond, OK

77
25,969 VPD

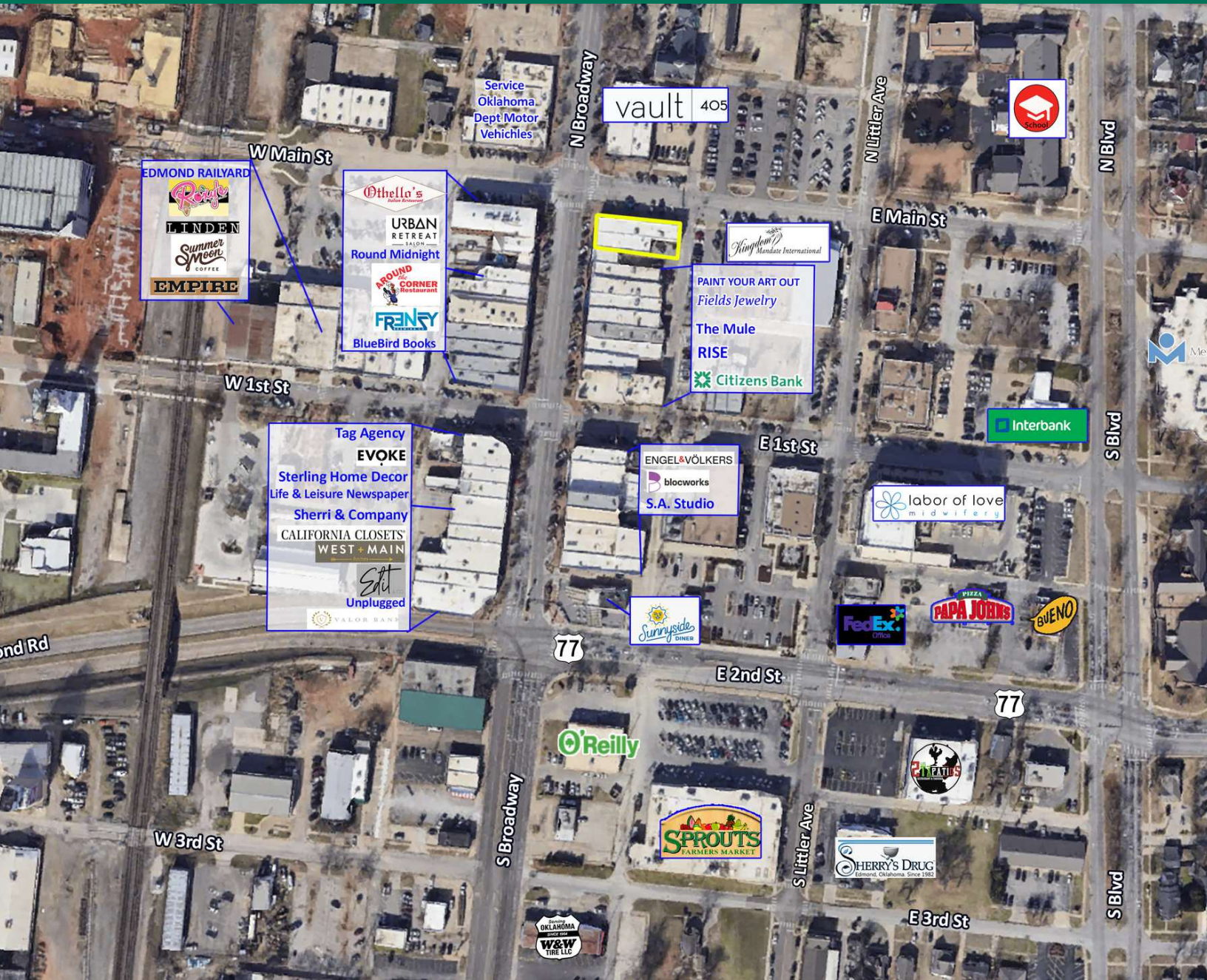
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INVESTMENT OVERVIEW

Price	\$2,100,000
Price per SF	\$413
CAP Rate	5.76%

OPERATING DATA

Gross Scheduled Income	\$130,715
Other Income	\$4,320
Total Scheduled Income	\$135,035
Gross Income	\$135,035
Operating Expenses	\$13,974
Net Operating Income	\$121,061

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INCOME SUMMARY

GROSS INCOME	\$135,035
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EXPENSES SUMMARY

Tax	\$8,774
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Insurance	\$5,200
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OPERATING EXPENSES	\$13,974
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NET OPERATING INCOME	\$121,061
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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
2	Master Lease	4,000 SF	78.74%	\$25.00	\$100,000	12 months	-
4	Out on a Limb Boutique	1,080 SF	21.26%	\$28.44	\$30,715	10/8/2024	9/30/2029
TOTALS		5,080 SF	100%	\$53.44	\$130,715		
AVERAGES		2,540 SF	50%	\$26.72	\$65,358		

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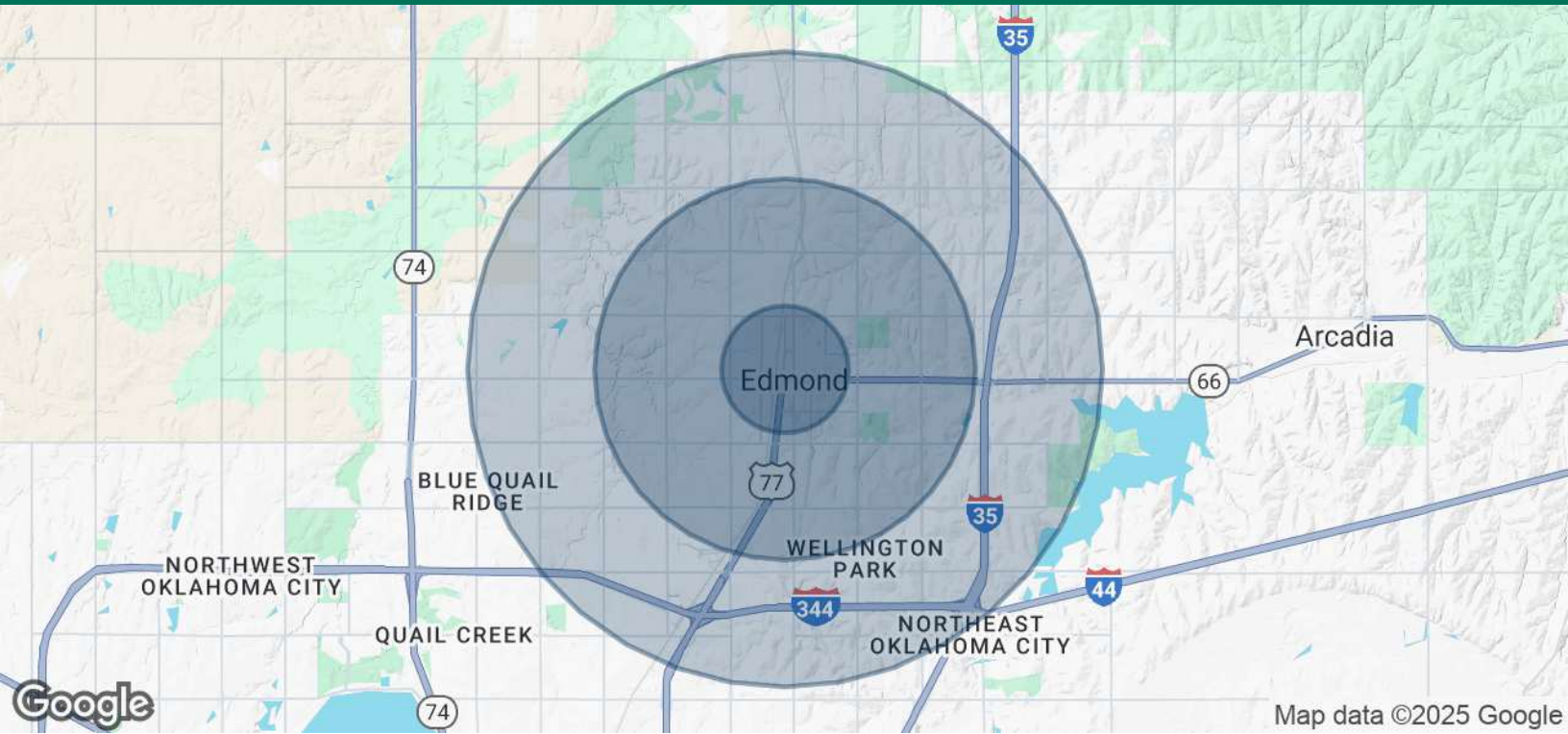
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,926	83,575	158,529
Average Age	35	39	38
Average Age (Male)	33	37	37
Average Age (Female)	37	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,154	33,211	61,429
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$73,035	\$116,266	\$128,197
Average House Value	\$229,835	\$318,992	\$359,033

Demographics data derived from AlphaMap

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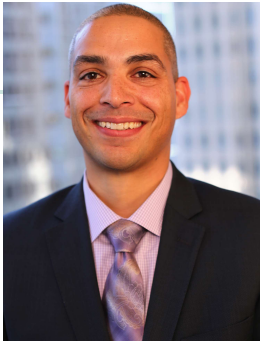
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GEORGE WILLIAMS, CCIM

Retail Investment Specialist

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Direct: 405.239.1270 | Cell: 405.657.7800

PROFESSIONAL BACKGROUND

George Williams, CCIM is a partner within the Retail Investment Team for Price Edwards & Company. As part of the retail investment team, George is responsible for marketing, sales and leasing retail properties within the Price Edwards portfolio. He represents numerous landlords and developers within Oklahoma and has also worked with many local and national tenants. George possesses strong, decisive, and collaborative leadership skills, with a proven sales ability to assess client needs; establish rapport, build trust, and close deals.

Leasing and sales is a business of relationships. George is able to assist clients by leveraging his extensive network of retailers, developers, landlords, and brokers. George has demonstrated success across all property types, including neighborhood, community and power centers, single-entity, mixed-use, lifestyle and urban properties, as well as development and redevelopment projects. George believes that the best mix of dynamic anchor tenants, complementary retailers, and service providers plus the careful selection of outparcel users create synergy, define the personality of each property, and provide the opportunity to realize maximum achievable rents, mutual goals and profitability.

George holds the Certified Commercial Investment Member designation (CCIM) and is a member of the International Council of Shopping Centers, the Commercial Real Estate Council, and the Chainlink Advisors Young Brokers Council.

George is a graduate of Baylor University.

MEMBERSHIPS

CCIM

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210 Park Ave Suite 700
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PAUL RAVENCRAFT

Retail Investment Broker

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Direct: 405.239.1220 | Cell: 405.226.5467

PROFESSIONAL BACKGROUND

Paul Ravencraft is a partner of the Retail Investment Team for Price Edwards and Company. Ravencraft entered the real estate business in 1985. Since joining Price Edwards & Company in 1993, Ravencraft has been involved in over 6,485,000 square feet of investment sales; this represents well over \$ 392,000,000 in real estate volume. Many of the largest real estate transactions in Oklahoma City have been brokered with Mr. Ravencraft. With over 32 years in the Oklahoma City marketplace, Paul has been able to create an extensive database of real estate investors. Mr. Ravencraft has extensive market knowledge specializing in retail investments.

The PEC Retail Investment team is your full-service brokerage team for Retail Investment properties, Retail single-tenant buildings, Shopping Center sales, development projects and Retail Leasing.

Paul is a member of the International Council of Shopping Centers, TCN Worldwide, and Chainlinks Retail advisors. TCN offers 58 offices nationwide, giving local and regional brokers access to 200+ markets, and networking ability that rivals that of any of the national firms. Chainlinks is offered in 60+ markets, as well as networking for over 600 local firms across North America.

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