

# FREESTANDING RESTAURANT OR RETAIL PROPERTY

2320 South Broadway • Edmond, OK

DO NOT DISTURB TENANT



Price Edwards & Company  
210 Park Ave. Suite 1000  
Oklahoma City, OK 73102  
(405) 843-7474 PHONE  
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**631-752-1100**  
James Avallone  
ext. 224



445 Broadhollow Road  
Ste. 225  
Melville, NY 11747

www.djmrealty.com



This freestanding building is ideally located on the highest traveled road in Edmond. Broadway is the corridor to the heart of Edmond. Approximately 2,236 sq ft has been built out as a fast food restaurant, which is currently open for business. 2,272 sf is available for lease and has not been finished out. The building was built in 2008.

<b><u>Building Size</u></b>	<b><u>Land Size</u></b>	<b><u>Parking Spaces</u></b>
<b>4,508</b> sq ft	<b>.8753</b> Acre	<b>27</b>

- 2009 taxes were \$5,688.39
- County Assessor Value = \$1.5 Million
- **Sales Price \$850,000.00**

### Demographics

<u>Radius</u>	<u>Population</u>	<u>Average HH Income</u>
1	9,753	\$63,277
3	69,180	\$76,635
5	134,821	\$80,876

### Traffic Counts

**Broadway**  
- North / South      41,700

**FOR MORE INFORMATION, CONTACT:**

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**(405) 843-7474**



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FOR SALE

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**DJM Realty**  
A GORDON BROTHERS GROUP COMPANY  
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