

# The Shoppes On Broadway

3224 S Broadway, Edmond, OK 73013



## RETAIL SPACE NOW AVAILABLE

<b>Available SF:</b>	625 - 7,975 SF
<b>Lease Rate:</b>	negotiable
<b>Building Size:</b>	125,659 SF
<b>Market:</b>	North
<b>Sub Market:</b>	Edmond
<b>Cross Streets:</b>	33rd Street & S Broadway

## PROPERTY OVERVIEW

Located in the heart of Edmond at the intersection of 33rd Street & Broadway, this upscale center is a shopping destination with premier Tenants including: Hobby Lobby, Bella Strada Spa & Salon, Marissa' Room Nursery & Decor, J.Spencer, Hallmark and many more.

Edmond's finest mixed use development; premier retail space.

Pad Site available, Sale, Ground Lease or Build To Suit. Office and storage space is also available.

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## FOR MORE INFORMATION, CONTACT

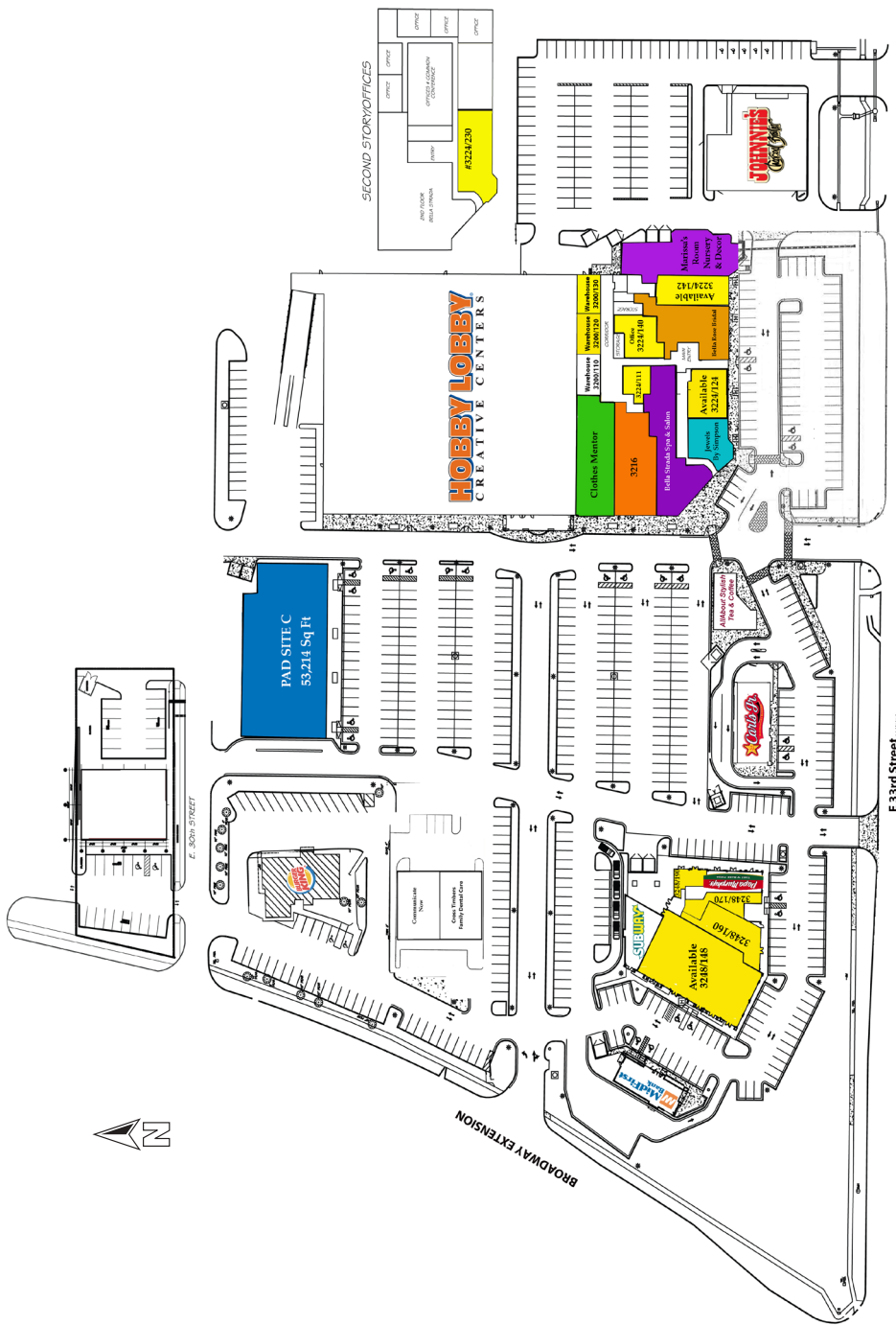
**Susan Brinkley**  
sbrinkley@priceedwards.com  
405.239.1244  
210 Park Ave, Suite 700  
Oklahoma City, OK 73102  
www.priceedwards.com

**Ev Ernst**  
eernst@priceedwards.com  
405.843.7474  
210 Park Ave, Suite 700  
Oklahoma City, OK 73102  
www.priceedwards.com

**George Williams**  
gwilliams@priceedwards.com  
405.239.1270  
210 Park Ave, Suite 700  
Oklahoma City, OK 73102  
www.priceedwards.com

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## RETAIL, OFFICE & STORAGE SPACES AVAILABLE

#3248-190	625	sf
#3248-170	1,470	sf
#3248-148	7,975	sf
#3248-160	2,200	sf
#3224-230-upstairs	1,983	sf
#3224-140	1,403	sf
#3224-142	2,600	sf
#3224-124	2,404	sf
#3224-111	896	sf
#3200-130	1,160	sf
#3200-120	1,285	sf

## PAD SITE AVAILABLE (+/-)

Pad Site C 53,214 sf (1.222 acres)

Prominent Pad Site Available -  
Sale, Ground Lease or Build to Suit

### TRAFFIC COUNTS

Broadway	north	40,328
Broadway	south	41,600
33rd St	east	27,006
33rd St	west	18,871

### DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	9,546	70,956	157,296
Ave HH			
Income	\$67,837	\$81,363	\$87,570