

# THE SHOPPES ON BROADWAY

3224 S Broadway, Edmond, OK 73013



## RETAIL SPACE NOW AVAILABLE

<b>Available SF:</b>	625 - 10,175 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

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, Hallmark, Jewels By Simpson 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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### GEORGE WILLIAMS, CCIM

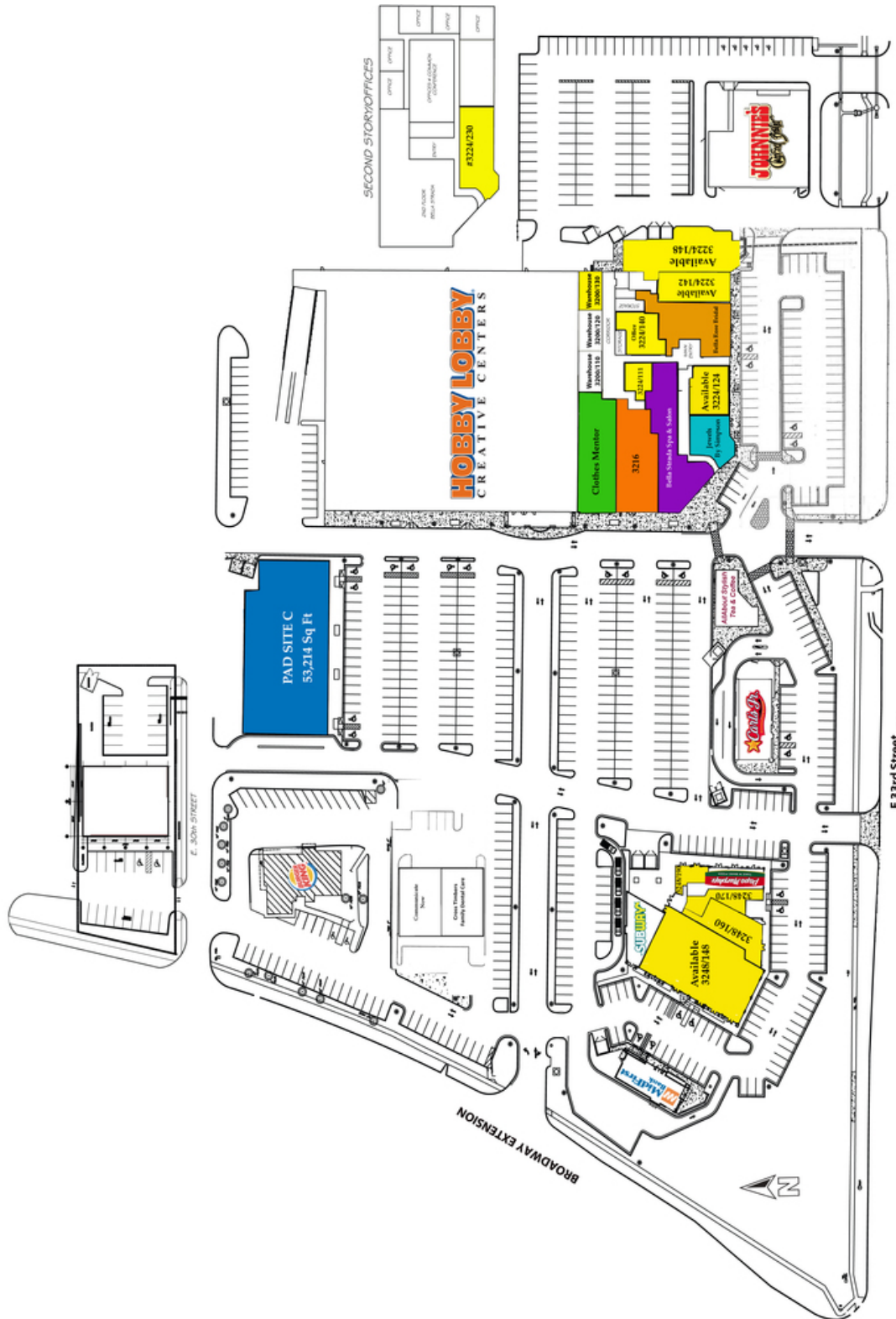
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## RETAIL, OFFICE & STORAGE SPACES AVAILABLE

#3248-190		625	sf		
#3248-170		1,470	sf		
#3248-148		7,975	sf	can be combined	10,175 sf
#3248-160		2,200	sf		
#3224-230	upstairs	1,983	sf		
#3224-148		3,940	sf	can be combined	6,540 sf
#3224-142		2,600	sf		
#3224-140		1,403	sf		
#3224-124		2,404	sf		
#3224-111		896	sf		
#3200-130		1,160	sf		

## PAD SITE AVAILABLE (+/-)

Pad Site C      53,214 sf (1.222 acres)

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

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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	128,167
Population Density	128,167
Median Age	33.1
Median Age (Male)	31.5
Median Age (Female)	34.4
Total Households	49,816
# of Persons Per HH	2.6
Average HH Income	\$80,579
Average House Value	\$205,658

## TRAFFIC COUNTS (per ACOG)

Broadway	north	31,906
Broadway	south	53,600
33rd St	east	21,117
33rd St	west	15,952

Map data ©2018 Google

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