# THE SHOPPES ON BROADWAY

# 3224 S Broadway, Edmond, OK 73013





# RETAIL SPACE NOW AVAILABLE

Available SF: Lease Rate:	896 - 10,175 SF negotiable	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.
Building Size:	125,659 SF	Edmond's finest mixed use development; premier retail space.
bunding 5120.	123,03731	Pad Site available, Sale, Ground Lease or Build To Suit. Office
Market:	North	and storage space is also available.
	North	
Sub Market:	Edmond	
Cross Streets:	33rd Street & S Broadway	101118

## **EV ERNST**

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### GEORGE WILLIAMS, CCIM

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#### JOSH WHITE, CCIM

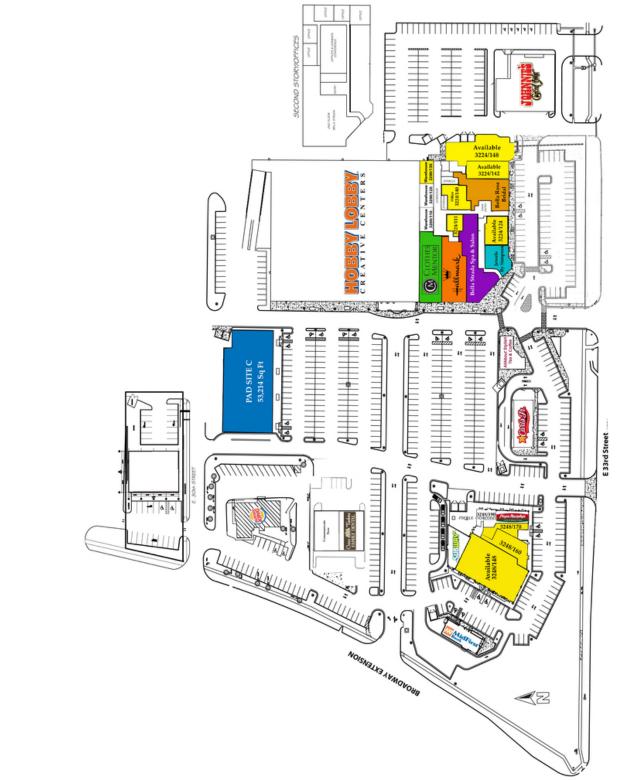
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# RETAIL, OFFICE & STORAGE

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

### PAD SITE AVAILABLE (+/-)

Pad Site C

53,214 sf (1.222 acres)

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

### Sale, Ground Lease of Build to

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3

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PRICE EDWARDS &COMPANY





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

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4