

# PRICE EDWARDS AND CO. LOT FOR SALE | OR GROUND LEASE

NWC 2ND STREET & BLACKWELDER

SE 2ND ST & BLACKWELDER AVE, EDMOND, OK 73034



## PROPERTY DESCRIPTION

This high-visibility Quick-Service Restaurant (QSR) site is strategically located at the NWC of 2nd Street & Blackwelder in Edmond, Oklahoma—one of the city's most dynamic retail corridors. Adjacent to McAlister's Deli and surrounded by major national retailers, including Super Target and Walmart Neighborhood Market, this location benefits from steady traffic and strong consumer demand.

Edmond is known for its top-ranked schools, high quality of life, and thriving economy, making it a prime market for retail and restaurant operators. The area's affluent demographics and vibrant commercial scene create a built-in customer base for any QSR venture.

## PROPERTY HIGHLIGHTS

- Premier NWC location with outstanding visibility and accessibility
- Adjacent to McAlister's Deli, enhancing customer synergy
- Surrounded by top national retailers, ensuring high foot traffic
- Affluent and growing population with strong spending power
- Thriving business environment in one of Oklahoma's most sought-after cities
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## OFFERING SUMMARY

Sale Price:	\$450,000
Lease Rate:	\$40,000.00 per year (Ground)
Available SF:	22,215 SF
Lot Size:	0.51 Acres

### BRANDY RUNDEL

brundel@priceedwards.com  
O: 405.990.5337 C: 405.990.5337

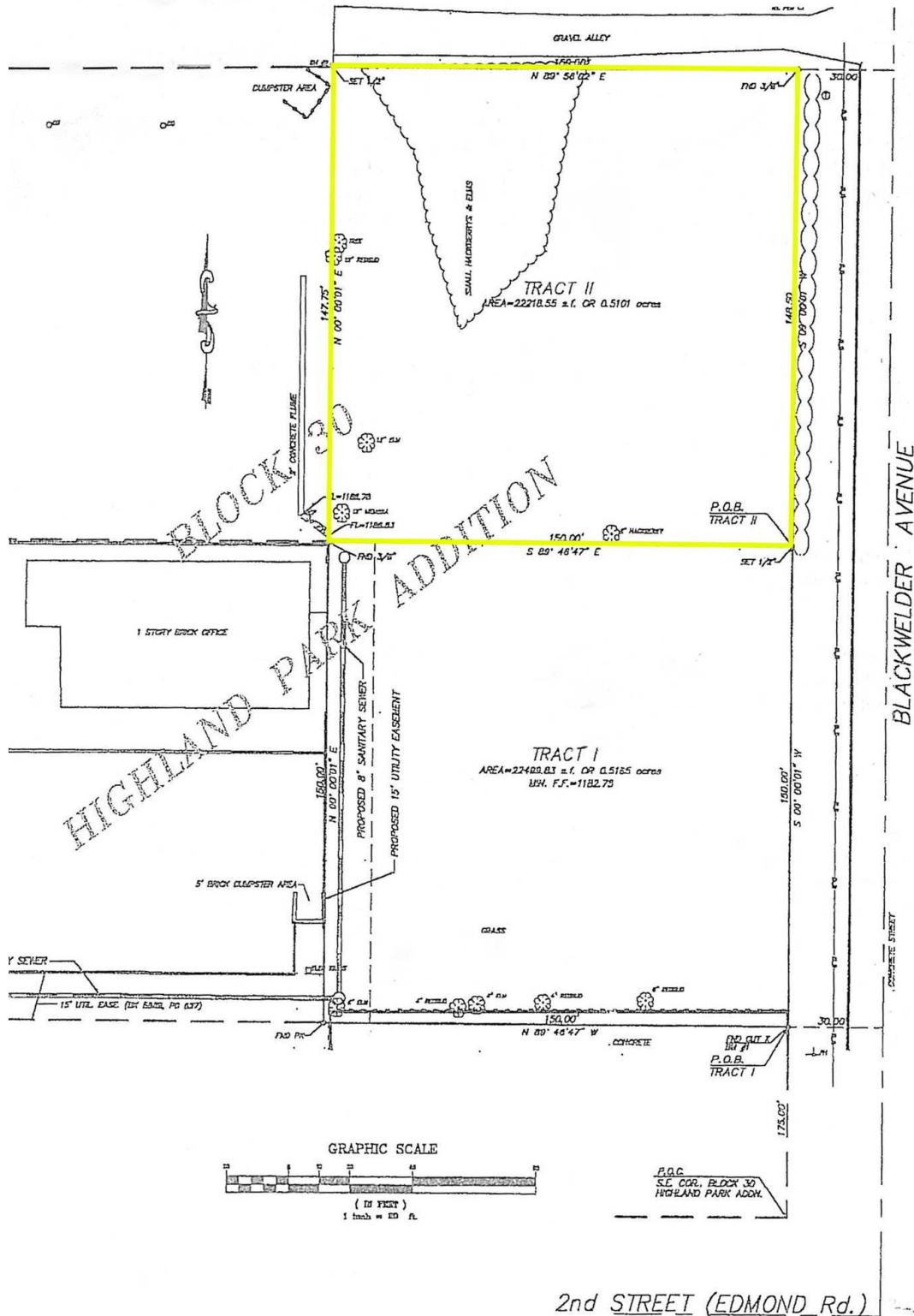
### MONICA WITTRICK

mwittrock@priceedwards.com  
O: 405.843.7474

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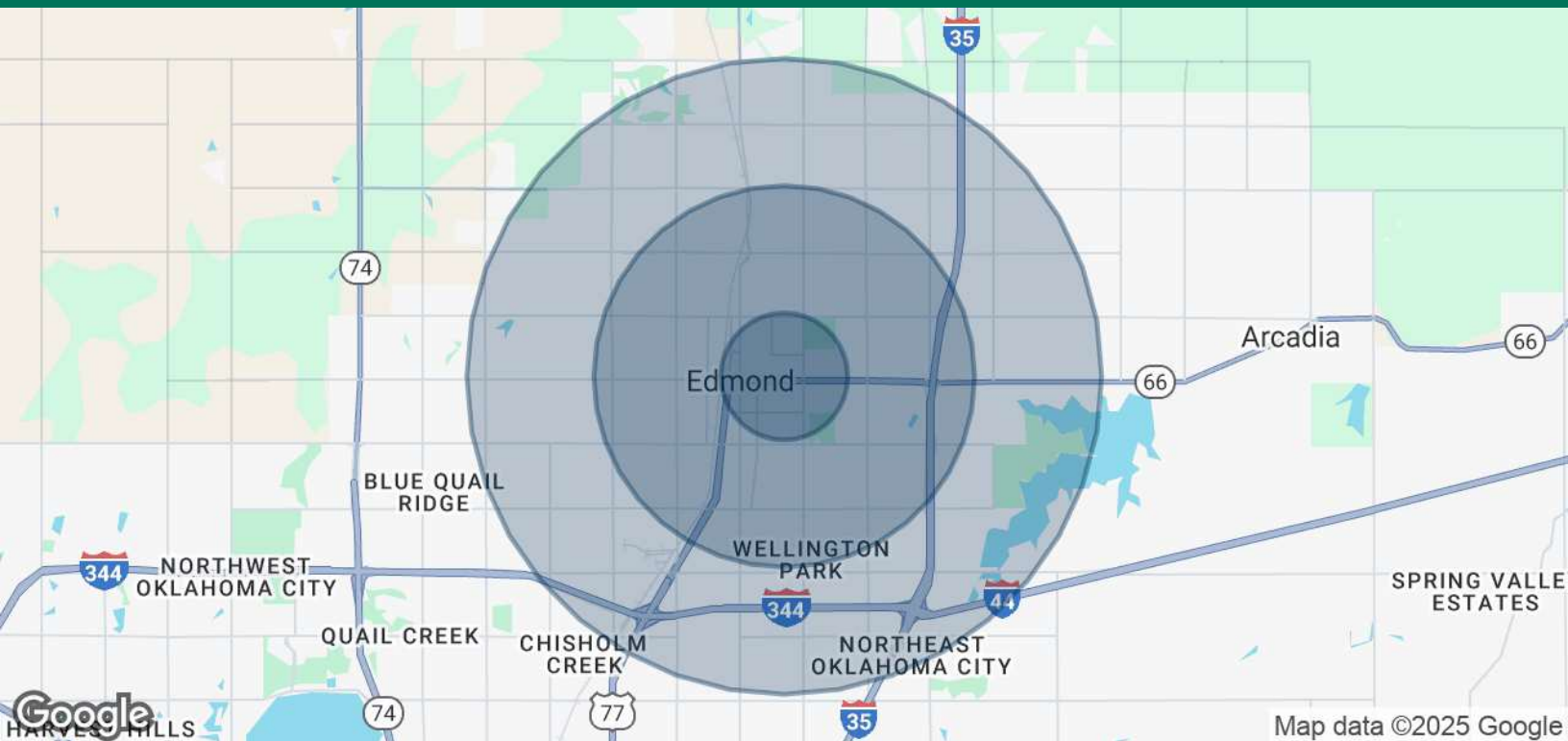
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,993	74,733	139,652
Average Age	34	39	39
Average Age (Male)	33	37	37
Average Age (Female)	35	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,893	29,579	52,630
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$87,307	\$117,700	\$134,075
Average House Value	\$292,582	\$330,012	\$371,033

Demographics data derived from AlphaMap

04042025

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