

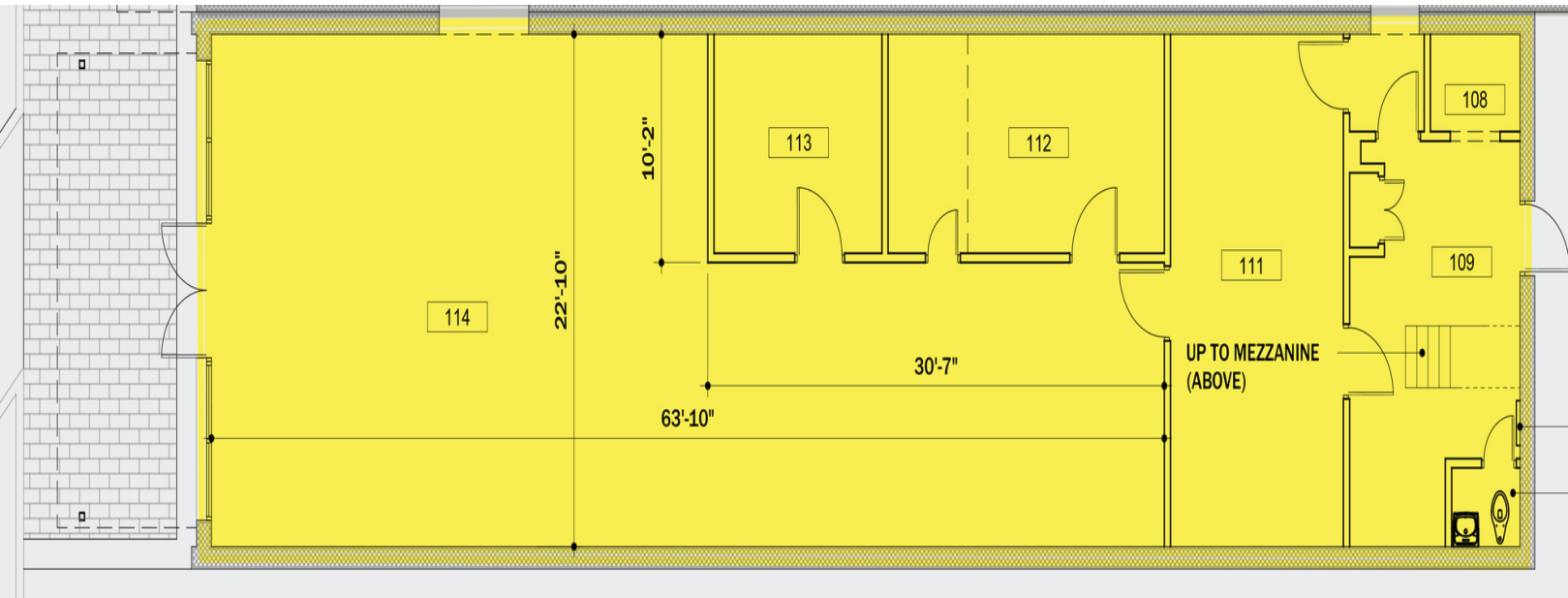
4 SOUTH BROADWAY

4 S BROADWAY, EDMOND, OK 73034



GEORGE WILLIAMS, CCIM
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Lease Rate
\$20.00 SF/yr (NNN)



PROPERTY DESCRIPTION

Prime location in downtown Edmond, close to the recently updated Stephenson Park. Within walking distance, you'll find a variety of bars, restaurants, dessert spots, an urban park, women's fitness studios, boutiques, and more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,179	31,738	57,271
Total Population	11,636	76,960	143,074
Average HH Income	\$49,562	\$91,285	\$107,862

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,800 SF
Lot Size:	3,500 SF
Building Size:	1,800 SF

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,636	76,960	143,074
Average Age	30.5	36.6	37.4
Average Age (Male)	27.8	34.6	35.6
Average Age (Female)	34.6	38.3	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,179	31,738	57,271
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$49,562	\$91,285	\$107,862
Average House Value	\$116,641	\$210,840	\$244,633

* Demographic data derived from 2020 ACS - US Census

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