

## BOULEVARD SQUARE

3431 S BOULEVARD, EDMOND, OK 73013



### PROPERTY DESCRIPTION

Boulevard Square is a neighborhood shopping center located at the heavily trafficked intersection of 33rd & Boulevard in Edmond, OK in the heart of Edmond Oklahoma - Oklahoma City's preferred sub market. Boulevard Square is conveniently located to the north of a 250,000 square foot office park, and near Oklahoma Christian University and the University of Central Oklahoma, Providing an excellent daytime population. This shopping center is ideally suited for a variety of user types (retail, medical, office) desiring a prime location, functional space, quality construction, along with affordable rental rates.

Neighboring Tenants include Hobby Lobby, Mardel, TJ Maxx, HomeGoods, Jason's Deli, McDonalds, ChickFil-A, Taco Bell, Hallmark and others.

### TRAFFIC COUNTS

<b>S Boulevard</b>	north	20,745
<b>S Boulevard</b>	south	20,020
<b>E 33rd St</b>	east/west	21,117

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$17.00 - 19.00 SF/yr (NNN)
<b>Available SF:</b>	1,450 - 2,900 SF
<b>Lot Size:</b>	1.64 Acres
<b>Building Size:</b>	15,920 SF

SPACES	LEASE RATE	SPACE SIZE
<b>Suite 103</b>	\$17.00 - 19.00 SF/yr	1,450 SF
<b>Suite 101 - 102</b>	\$17.00 - 19.00 SF/yr	2,900 SF

### GEORGE WILLIAMS, CCIM

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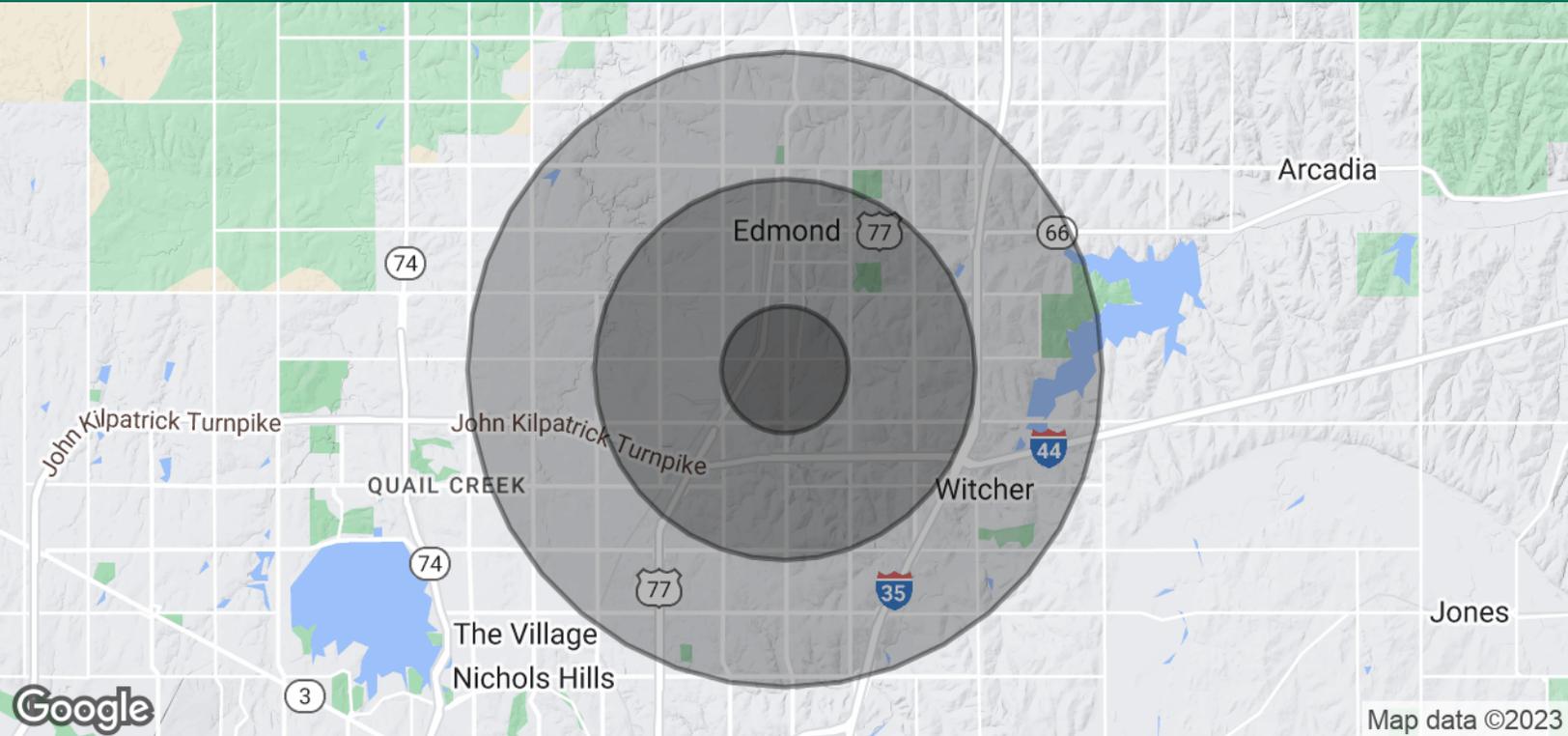
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## BOULEVARD SQUARE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,434	57,478	123,619
Average Age	28.4	31.4	33.1
Average Age (Male)	25.9	29.7	31.5
Average Age (Female)	30.6	33.1	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,685	22,104	47,949
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$61,347	\$73,010	\$80,286
Average House Value	\$130,893	\$187,516	\$203,900

\* Demographic data derived from 2020 ACS - US Census

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