

PRIME EDMOND RETAIL SPACE AVAILABLE

SHOPPES ON BROADWAY | 33rd Street & South Broadway, Edmond, OK 73013



W 33rd Street

E 33rd Street
21st Street

S Broadway

53,600 ADDT



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PRIME LOCATION, PREMIER TENANTS

The Shoppes on Broadway is located at the heavily trafficked intersection of 33rd & Broadway in Edmond, OK. This upscale center is a shopping destination with premier tenants including Hobby Lobby, Bella Strada Spa & Salon, Hallmark, Jewels by Simpson, and many more. Shoppes on Broadway is Edmond's finest mix use development and features an available pad site, (Ground Lease, Sale, or Build to Suit), as well available office and storage space.

OFFERED FOR LEASE

Available RSF	896 - 11,645
Lease Rate	\$16.00 - \$22.50 SF/yr (NNN)
Building Size	125,659 SF
Market	North
Submarket	Edmond
Cross Streets	33rd St. & South Broadway

CONTACT US

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PROPERTY HIGHLIGHTS

- Prime location at one of Edmond's busiest intersections.
- Near the University of Central Oklahoma with 20,567 students, and Oklahoma Christian University, with 2,259 students.
- Home to premier tenants like Hobby Lobby and Hallmark.

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,932	61,193	128,167
Median Age	29.2	31.3	33.1
Median Age (Male)	26.6	29.6	31.5
Median Age (Female)	31.4	33.1	34.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,576	23,584	49,816
# of persons per HH	2.8	2.6	2.6
Average HH Income	\$62,293	\$71,228	\$80,579
Average House Value	\$134,680	\$184,584	\$205,658

TRAFFIC COUNTS

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

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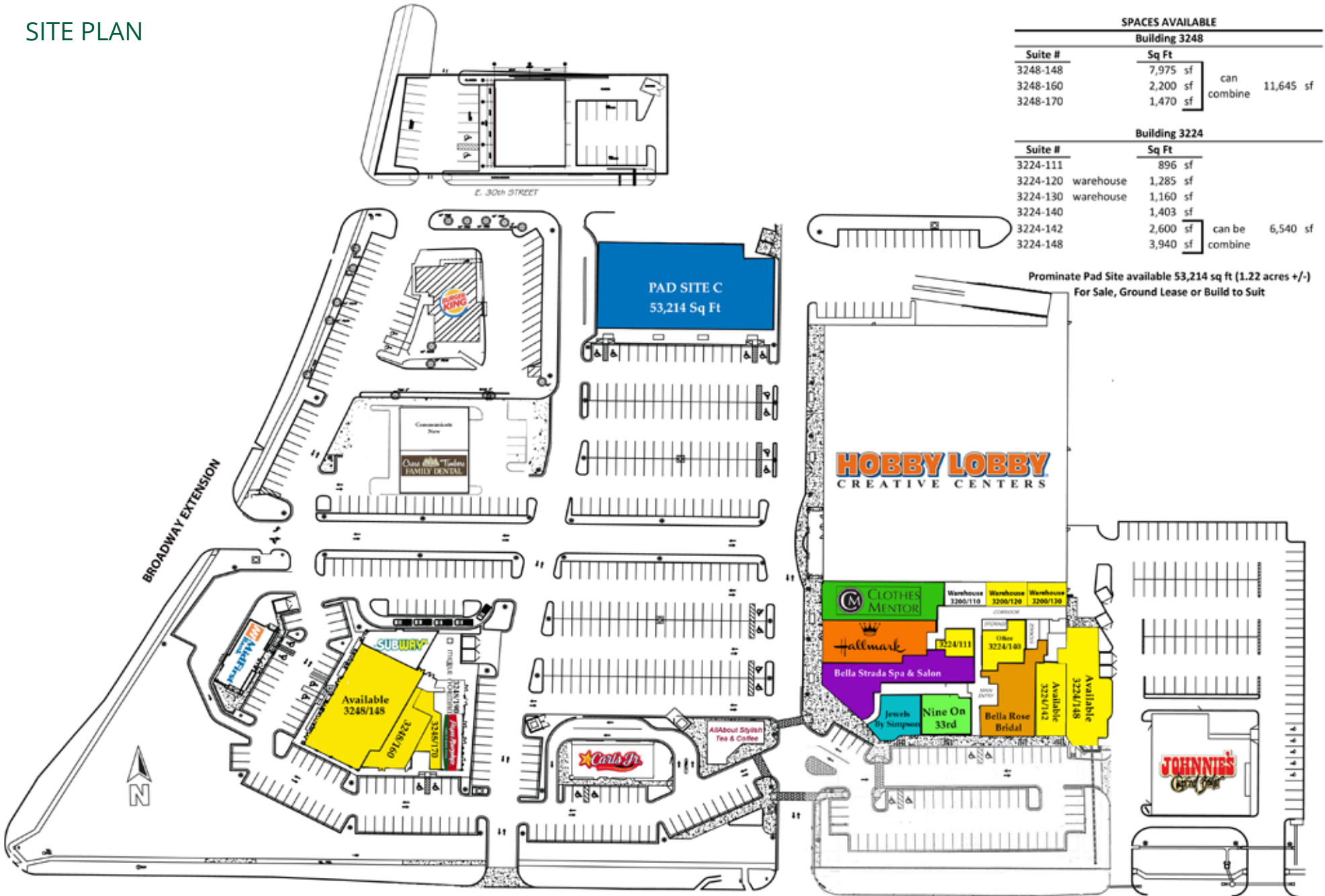
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SITE PLAN



SPACES AVAILABLE			
Building 3248			
Suite #	Sq Ft		
3248-148	7,975 sf	can combine	11,645 sf
3248-160	2,200 sf		
3248-170	1,470 sf		
Building 3224			
Suite #	Sq Ft		
3224-111	896 sf	can be combine	6,540 sf
3224-120	warehouse 1,285 sf		
3224-130	warehouse 1,160 sf		
3224-140	1,403 sf		
3224-142	2,600 sf		
3224-148	3,940 sf		

Prominate Pad Site available 53,214 sq ft (1.22 acres +/-)
For Sale, Ground Lease or Build to Suit