

# PRIME EDMOND RETAIL SPACE AVAILABLE

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

PRICE EDWARDS AND COMPANY



W 33rd Street

E 33rd Street  
21,117 ADDT

S Broadway

53,600 ADDT





# PRIME EDMOND RETAIL SPACE AVAILABLE

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

PRICE  
EDWARDS  
AND COMPANY



## 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	1,160 - 7,675
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

**EV ERNST**, Retail Specialist  
(405) 239-1250 | [earnst@priceedwards.com](mailto:earnst@priceedwards.com)

**KARLEEN KRYWUCKI**, Retail Specialist  
(405) 239-1243 | [kkrywucki@priceedwards.com](mailto:kkrywucki@priceedwards.com)

**GEORGE WILLIAMS**, CCIM, Retail Investment Specialist  
(405) 239-1270 | [gwilliams@priceedwards.com](mailto:gwilliams@priceedwards.com)

**JACOB SIMON**, Retail Specialist  
(405) 239-1248 | [jsimon@priceedwards.com](mailto:jsimon@priceedwards.com)

# PRIME EDMOND RETAIL SPACE AVAILABLE

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

PRICE  
EDWARDS  
AND COMPANY



## 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

03252020

## CONTACT US

EV ERNST, *Retail Specialist*  
(405) 239-1250 | [earnst@pricedwards.com](mailto:earnst@pricedwards.com)

KARLEEN KRYWUCKI, *Retail Specialist*  
(405) 239-1243 | [kkrywucki@pricedwards.com](mailto:kkrywucki@pricedwards.com)

GEORGE WILLIAMS, *CCIM, Retail Investment Specialist*  
(405) 239-1270 | [gwilliams@pricedwards.com](mailto:gwilliams@pricedwards.com)

JACOB SIMON, *Retail Specialist*  
(405) 239-1248 | [jsimon@pricedwards.com](mailto:jsimon@pricedwards.com)

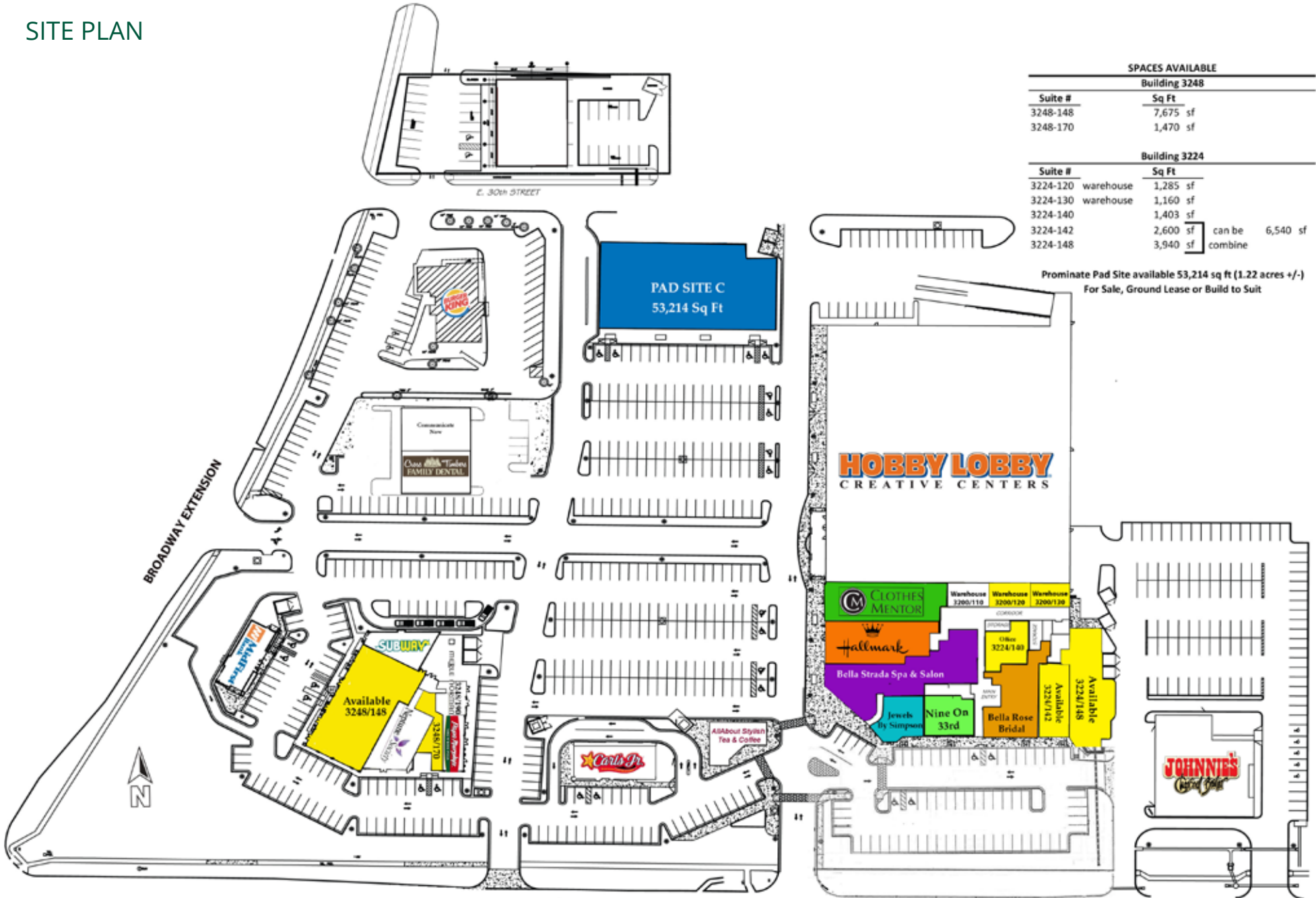


# PRIME EDMOND RETAIL SPACE AVAILABLE

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

PRICE EDWARDS AND COMPANY

## SITE PLAN



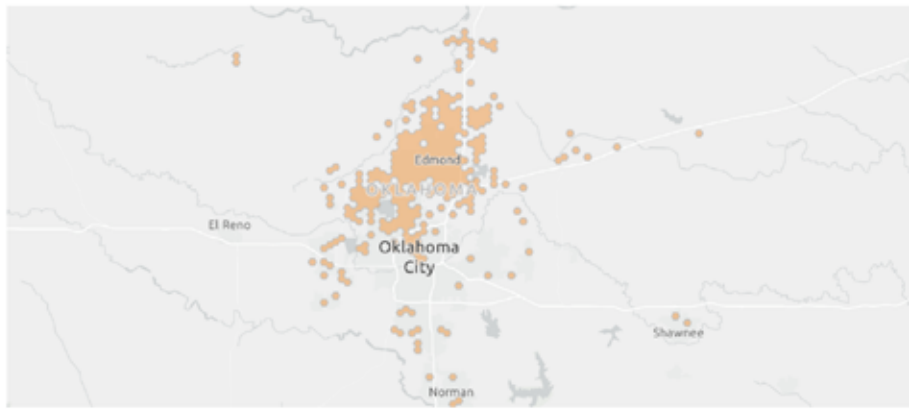
SPACES AVAILABLE		
<b>Building 3248</b>		
Suite #	Sq Ft	
3248-148	7,675 sf	
3248-170	1,470 sf	
<b>Building 3224</b>		
Suite #	Sq Ft	
3224-120	warehouse 1,285 sf	
3224-130	warehouse 1,160 sf	
3224-140	1,403 sf	
3224-142	2,600 sf	] can be 6,540 sf combine
3224-148	3,940 sf	

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

# Demographic Report

## Primary & Secondary Trade Areas

**Shoppes on Broadway | GPS Trade Area**  
Area: 223.43 square miles



Tapestry Segments

	<b>11B</b> Young and Restless 13,440 households	6.9% of Households
	<b>4A</b> Soccer Moms 13,435 households	6.9% of Households
	<b>4B</b> Home Improvement 10,510 households	5.4% of Households

**489,530**  
2018 Total Population (Esri)

**\$68,841**  
2018 Average Disposable Income (Esri)

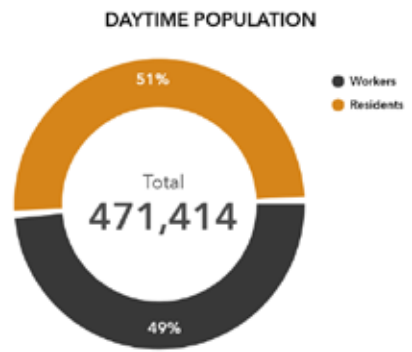
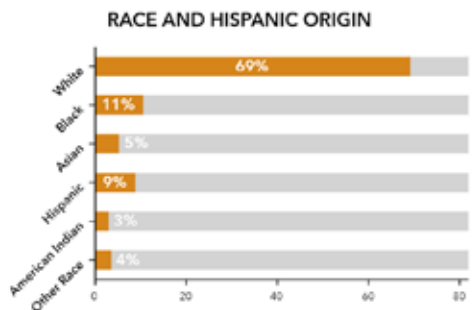
**KEY FACTS**

**1.31%**  
2018-2023 Pop: Annl. Growth Rate

**2.41**  
2018 Average Household Size (Esri)

**\$90,577**  
2018 Average Household Income (Esri)

**43.5%**  
2018 Bachelors Degrees and Up



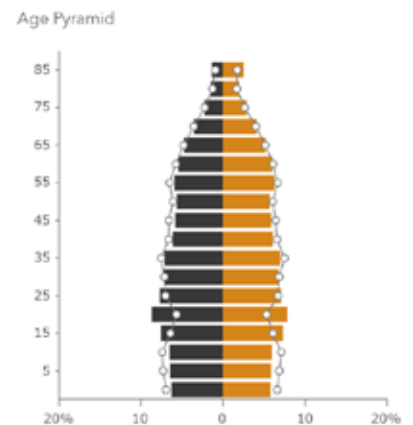
**EMPLOYMENT**

**72%** White Collar

**14%** Blue Collar

**14%** Services

**2.8%** Unemployment Rate



The largest group: 2019 Male Population Age 20-24 (Esri)

The smallest group: 2019 Male Population Age 85+ (Esri)

Dots show comparison to Canadian County

