

PRIME EDMOND RETAIL SPACE AVAILABLE

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

PRICE
EDWARDS
AND COMPANY



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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, 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 | 1,403 - 4,069 |
| 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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SITE PLAN

