

PRIME EDMOND RETAIL SPACE AVAILABLE

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

PRICE EDWARDS AND COMPANY



E 33rd Street
21,117 ADDT

S Broadway

53,600 ADDT

W 33rd Street



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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	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

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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



SPACES AVAILABLE

Building 3248	
Suite #	Sq Ft
3248-132	7,675 sf
3248-170	1,470 sf

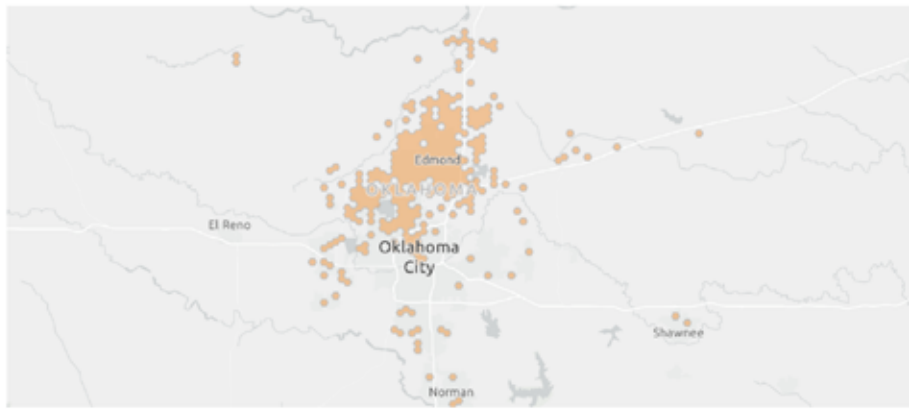
Building 3224	
Suite #	Sq Ft
3224-120	warehouse 1,285 sf
3224-130	warehouse 1,160 sf
3224-140	1,403 sf
3224-142	2,600 sf
3224-148	3,940 sf

Prominent 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

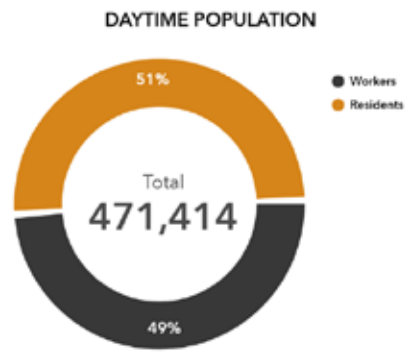
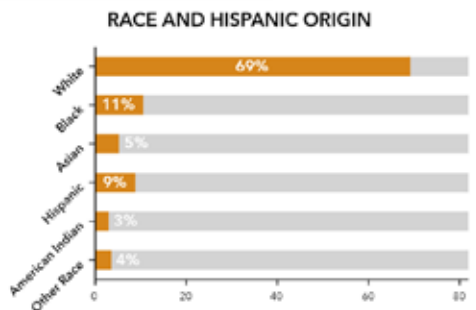


Tapestry Segments

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

KEY FACTS

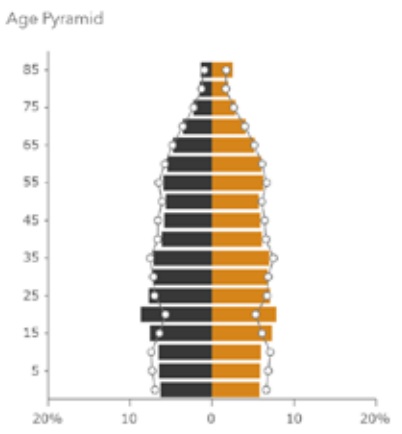
- 489,530**
2018 Total Population (Esri)
- 1.31%**
2018-2023 Pop: Annl. Growth Rate
- \$90,577**
2018 Average Household Income (Esri)
- \$68,841**
2018 Average Disposable Income (Esri)
- 2.41**
2018 Average Household Size (Esri)
- 43.5%**
2018 Bachelors Degrees and Up



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

