

THE SHOPPES ON BROADWAY | 33RD ST & S BROADWAY

3224 S BROADWAY, EDMOND, OK 73013



PROPERTY DESCRIPTION

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

TRAFFIC COUNTS

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

PROPERTY HIGHLIGHTS

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

OFFERING SUMMARY

Lease Rate:	\$16 - 22.50 SF/yr (NNN)
Available SF:	564 - 4,440 SF
Building Size:	125,659 SF

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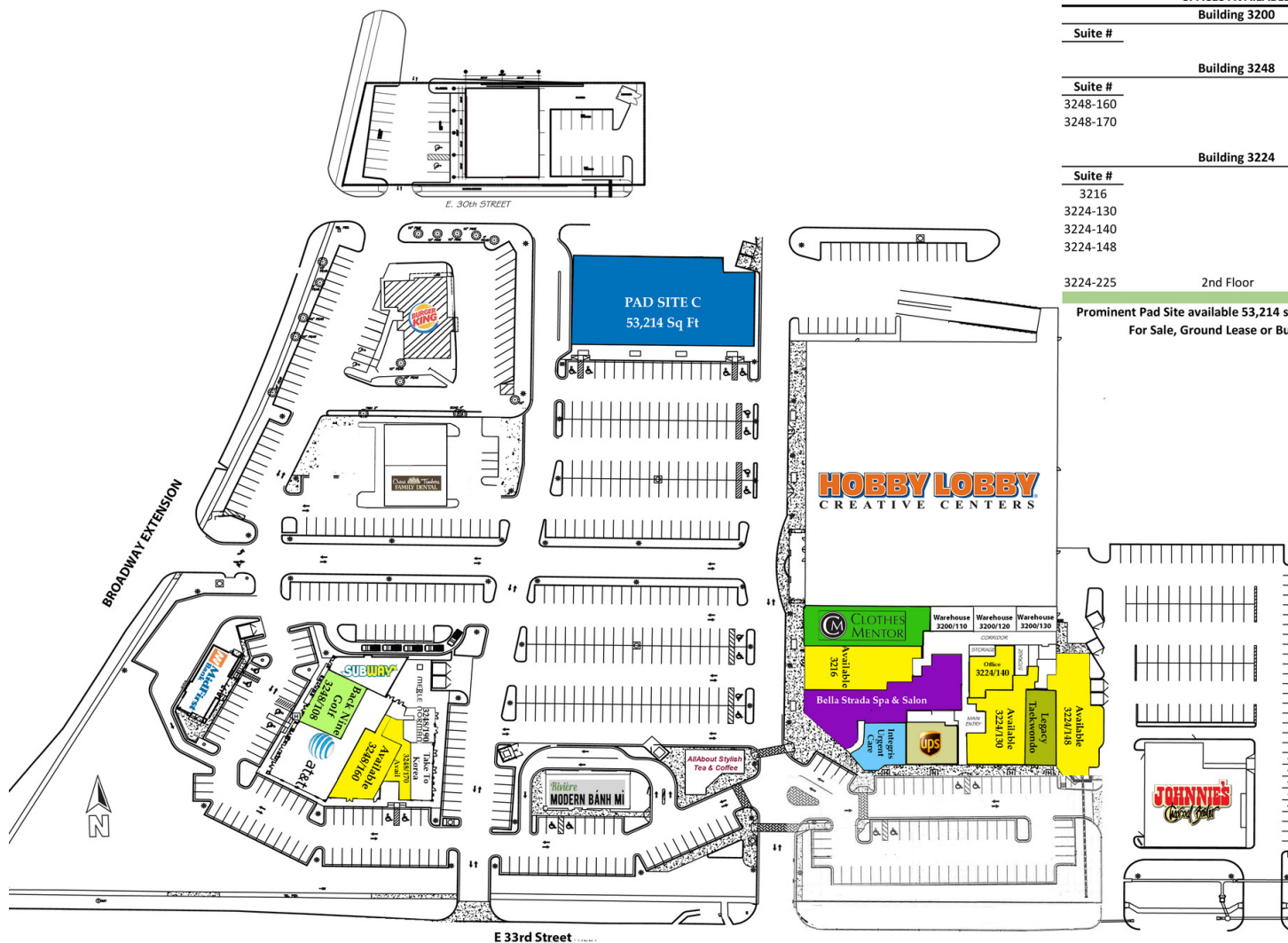
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SPACES AVAILABLE	
Building 3200	
Suite #	Sq Ft
Building 3248	
Suite #	Sq Ft
3248-160	2,500 sf
3248-170	1,470 sf
Building 3224	
Suite #	Sq Ft
3216	4,440 sf
3224-130	4,069 sf
3224-140	1,403 sf
3224-148	3,940 sf
3224-225	2nd Floor 564 sf

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

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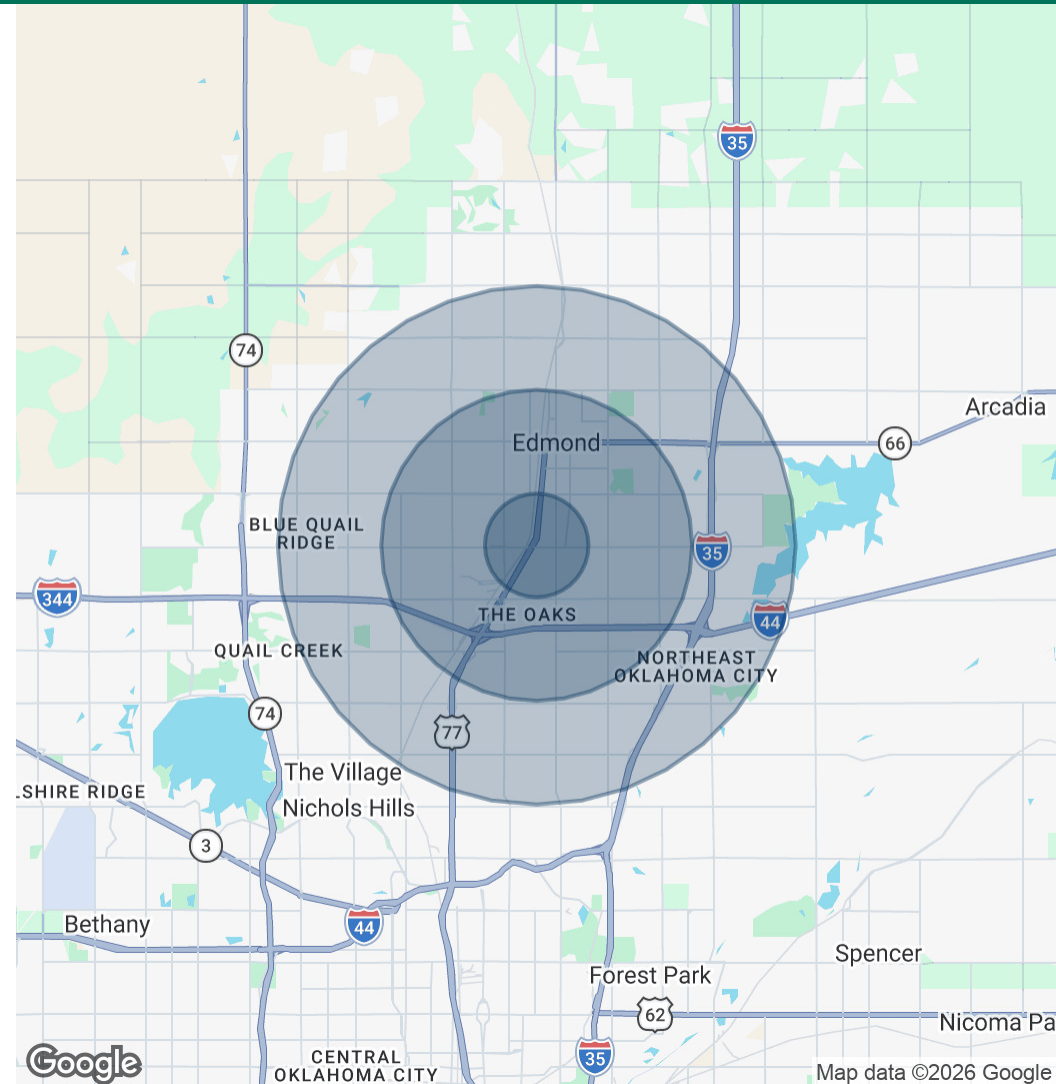
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,531	69,817	167,330
Average Age	37	38	38
Average Age (Male)	35	36	37
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,702	28,393	67,373
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$88,795	\$107,083	\$111,641
Average House Value	\$275,828	\$301,679	\$318,730

Demographics data derived from AlphaMap

04062026



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