



OFFERING SUMMARY

Sale Price:	\$3,200,000
Building Size:	15,920 SF
Lot Size:	1.64 Acres
Price / SF:	\$201.01
Cap Rate:	7.66%
NOI:	\$245,138
Year Built:	1985
Market:	Oklahoma City
Submarket:	Edmond

PROPERTY OVERVIEW

Boulevard Square is a neighborhood shopping center located at the heavily trafficked intersection of 33rd & Boulevard in Edmond, OK in the heart of Edmond Oklahoma – Oklahoma City's preferred sub market. Boulevard Square is conveniently located to the north of a 250,000 square foot office park, medical and Oklahoma Christian University providing an excellent daytime population.

PROPERTY HIGHLIGHTS

- Prominent Location
- Easy access to Kilpatrick Turnpike, a main artery of North OKC
- Nearby neighbors include: Hobby Lobby, TJ Maxx, HomeGoods, Natural Grocers, and others

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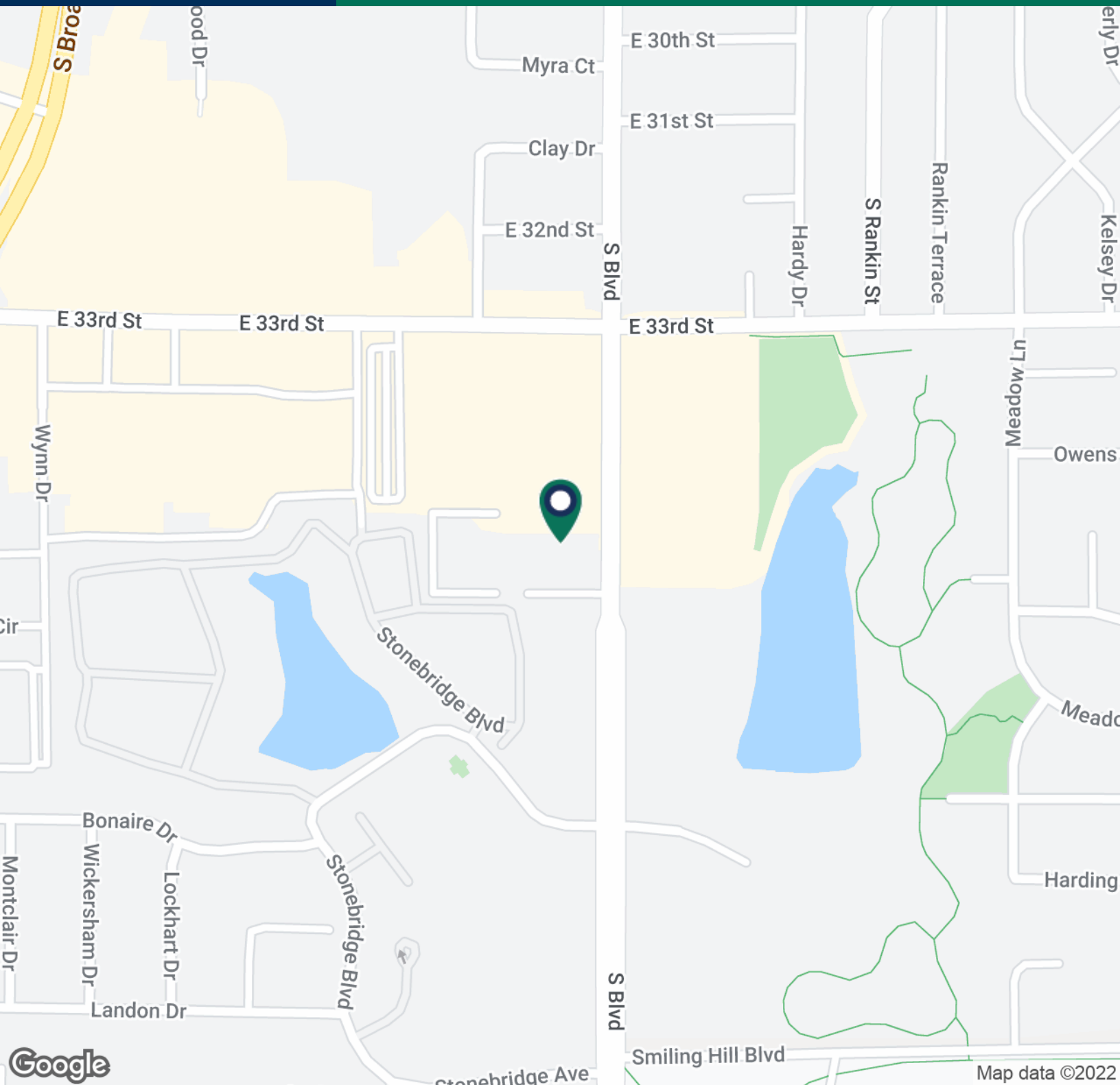


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Boulevard Square

3431 S Boulevard, Edmond, OK 73013

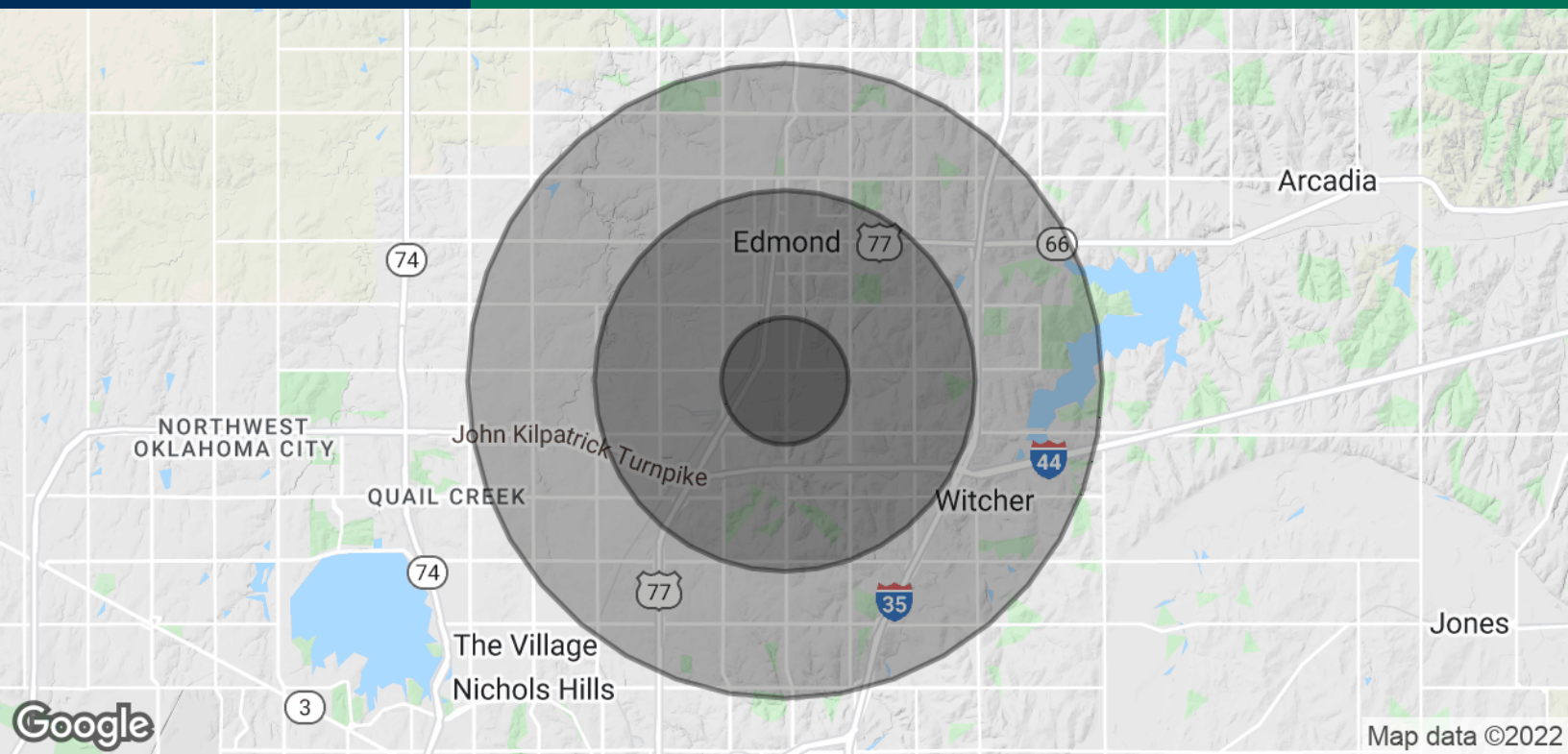


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Boulevard Square

3431 S Boulevard , Edmond, OK 73013



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,434	57,478	123,619
Average Age	28.4	31.4	33.1
Average Age (Male)	25.9	29.7	31.5
Average Age (Female)	30.6	33.1	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,685	22,104	47,949
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$61,347	\$73,010	\$80,286
Average House Value	\$130,893	\$187,516	\$203,900

* Demographic data derived from 2010 US Census

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