

EDMOND EXCHANGE

3209 S. BROADWAY, EDMOND, OK



PROPERTY OVERVIEW

Located at the NWC of 33rd and Broadway. 33rd and Broadway has the highest traffic count in the City of Edmond in excess of 65,000 vpd with superior accessibility to N. Oklahoma City within a 5 minute drive. Anchored by On The Border, T-Mobile, Regus, Brent's Cajun and a new Starbucks under construction in addition to other stores and service providers. Property is a combination of 2nd Floor office and ground floor retail. 75' bay depths on ground floor spaces allow for excellent business footprints. 4 sets of stairs and an elevator provide access to 2nd floor space with dominating signage opportunities over the intersection. Trade area retailers includes Hobby Lobby, TJ Maxx, Home Depot, Home Goods, Home Depot and Academy Sports and the only Mercedes and BMW dealers in the entire Oklahoma City MSA in addition to numerous restaurants and service tenants. Edmond is home to two 4-year universities with over 25,000 students. 53% of the Edmond population have a 4 year college degree. Top rated Public School District in the State of Oklahoma.

TRAFFIC COUNTS

E 33RD STREET	21,499 VPD
S. BROADWAY	44,538 VPD

GLA: 71,218 SF ACRES: 4.31 WEB LINK: jahrealty.propertycapsule.com/edmondexchange

DEMOGRAPHICS

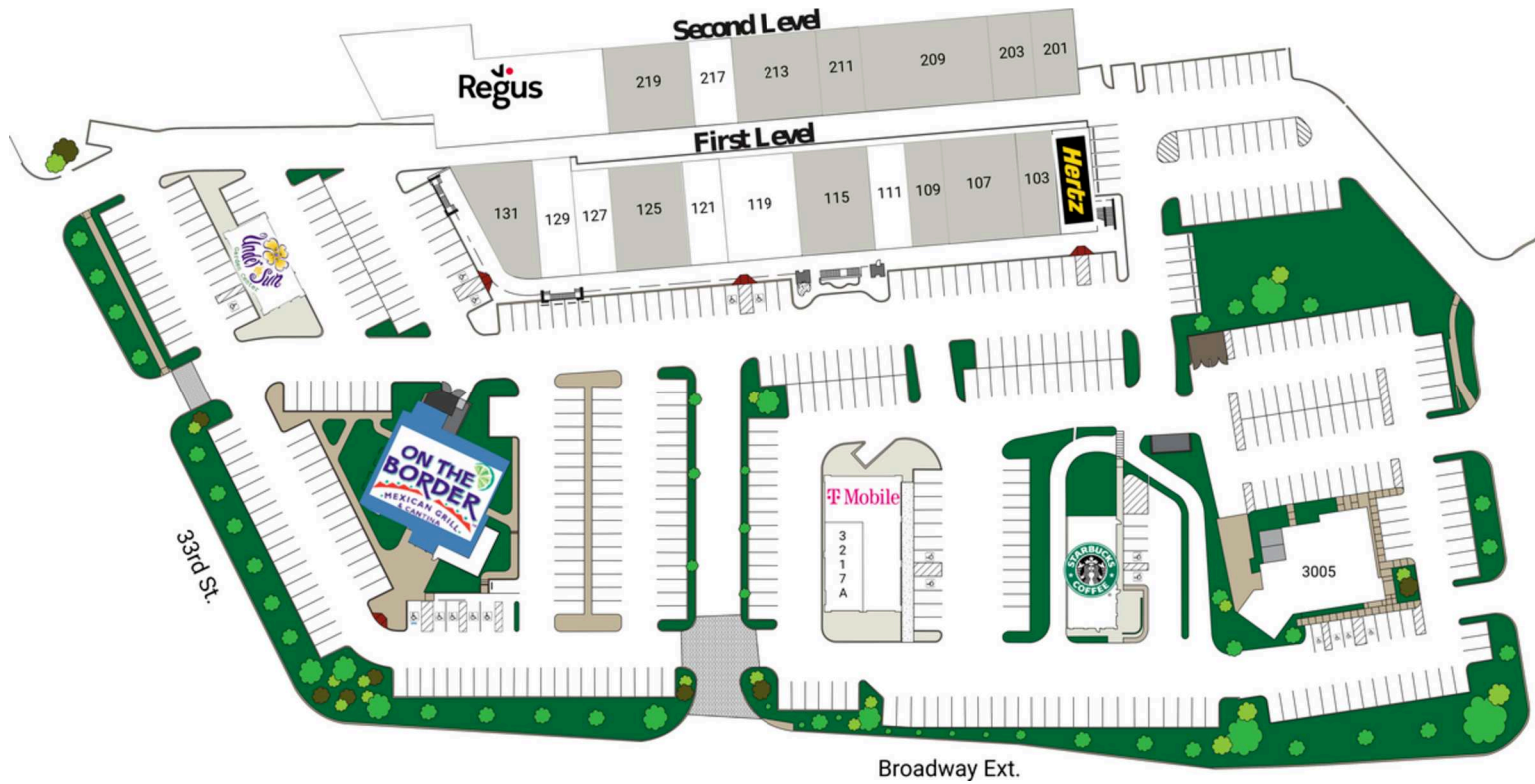
2025 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	71,894	77,472	\$90,594
5 MILE	164,572	170,344	\$97,256

LEASING CONTACT

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TENANT	SQFT
25 Under the Sun	1,875
101 Hertz	1,750
103 Available	1,750
107 Available	3,780
109 Available	1,470
111 Jolas Kitchen	1,505
115 Available	3,745
119 D'Lux Salon Studio	3,500
121 Lavish Nails	1,750
125 Available	3,500
127 Gyro House	1,750
129 Oklahoma Gourmet P...	2,000
131 Available	3,151
201 Available	1,250
203 Available	1,250
209 Available	3,750
211 Available	1,250
213 Available	2,500
217 Teera Chiropractic...	1,250
219 Available	2,500
231 Regus	7,642
3005 Brent's Cajun Seaf...	5,400
3201 Starbucks Coffee	2,900
3217A Wayback Burgers	1,625
3217B T Mobile	2,875
3233 On the Border	5,500

Availability Potential Availability

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