

EDMOND EXCHANGE

3209 S. BROADWAY, EDMOND, OK

JAH
REALTY



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 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 include 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	22,199 VPD
S. BROADWAY	59,155 VPD

GLA: 71,218 SF

ACRES: 4.31

WEB LINK: jahrealty.propertycapsule.com/edmondexchange

DEMOGRAPHICS

2026 ESTIMATES

3 MILE

5 MILE



TOTAL POPULATION

67,240

161,449



DAYTIME POPULATION

43,879

88,853



AVG. HH INCOME

\$92,309

\$95,558

LEASING CONTACT

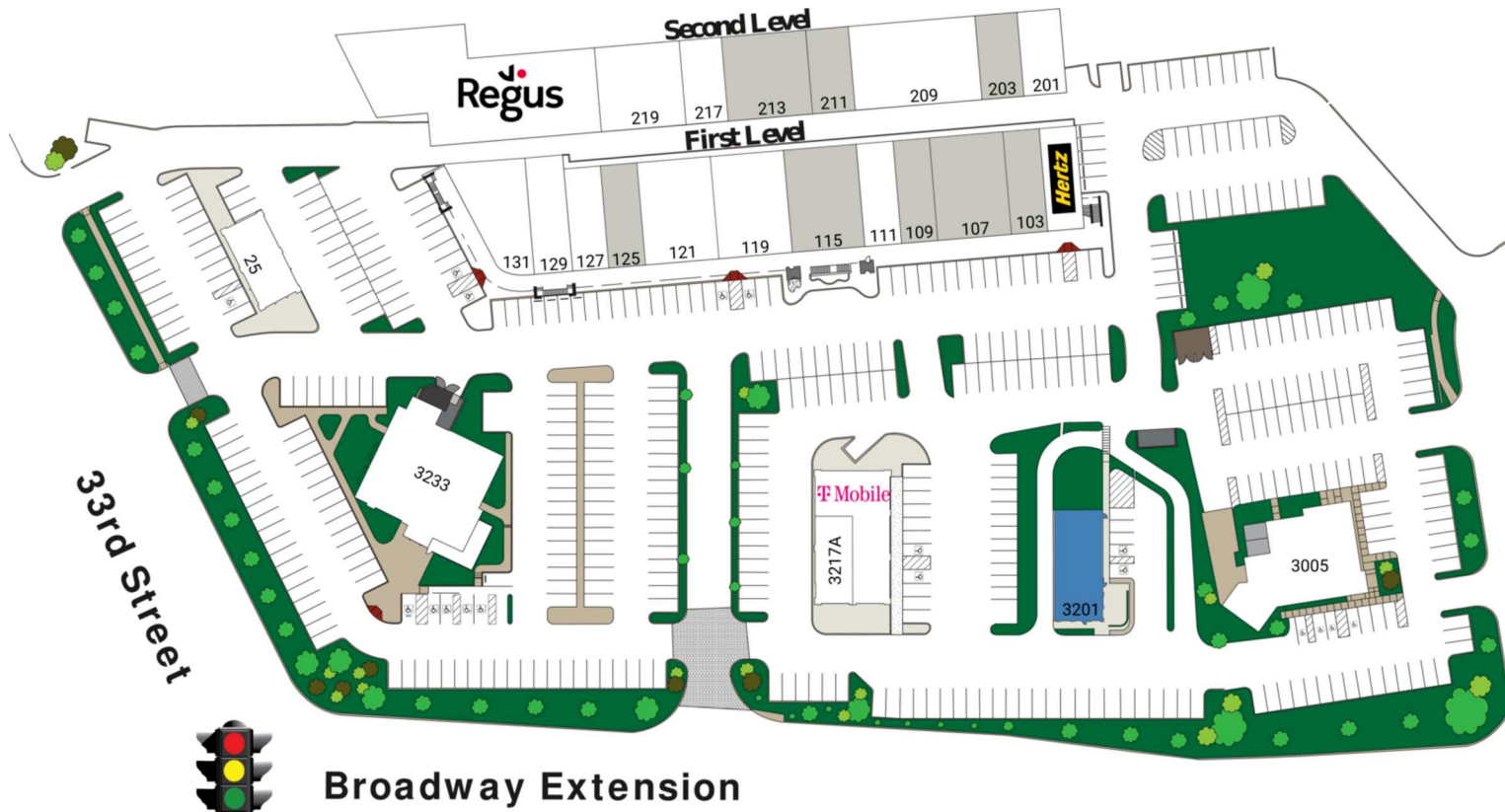
ELISE LOPEZ

1008 E. Hefner Road
Oklahoma City, Oklahoma 73131
P 405-486-7620 | C 520-250-8881
elise.lopez@jahco.net

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TENANT	SQFT
25 Provisions Cigars ...	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 King Luxury Spa	3,500
125 Available	1,750
127 Gyro House	1,750
129 Oklahoma Gourmet P...	2,000
131 Salty Blonde Salon	3,151
201 Oklahoma Music Aca...	1,250
203 Available	1,250
209 Bloom School of Da...	3,750
211 Available	1,250
213 Available	2,500
217 Teera Chiropractic...	1,250
219 Body Mind Yoga	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 El Salado Tacos & ...	5,500

Availability Potential Availability

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