

# 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 | 22,370 VPD |
| S. BROADWAY   | 41,796 VPD |

GLA: 71,218 SF

ACRES: 4.31

WEB LINK: [jahrealty.propertycapsule.com/edmondexchange](http://jahrealty.propertycapsule.com/edmondexchange)

## DEMOGRAPHICS

### 2026 ESTIMATES

3 MILE

5 MILE



TOTAL  
POPULATION

68,531

164,270



AVG. HH  
INCOME

\$105,976

\$108,772

## LEASING CONTACT

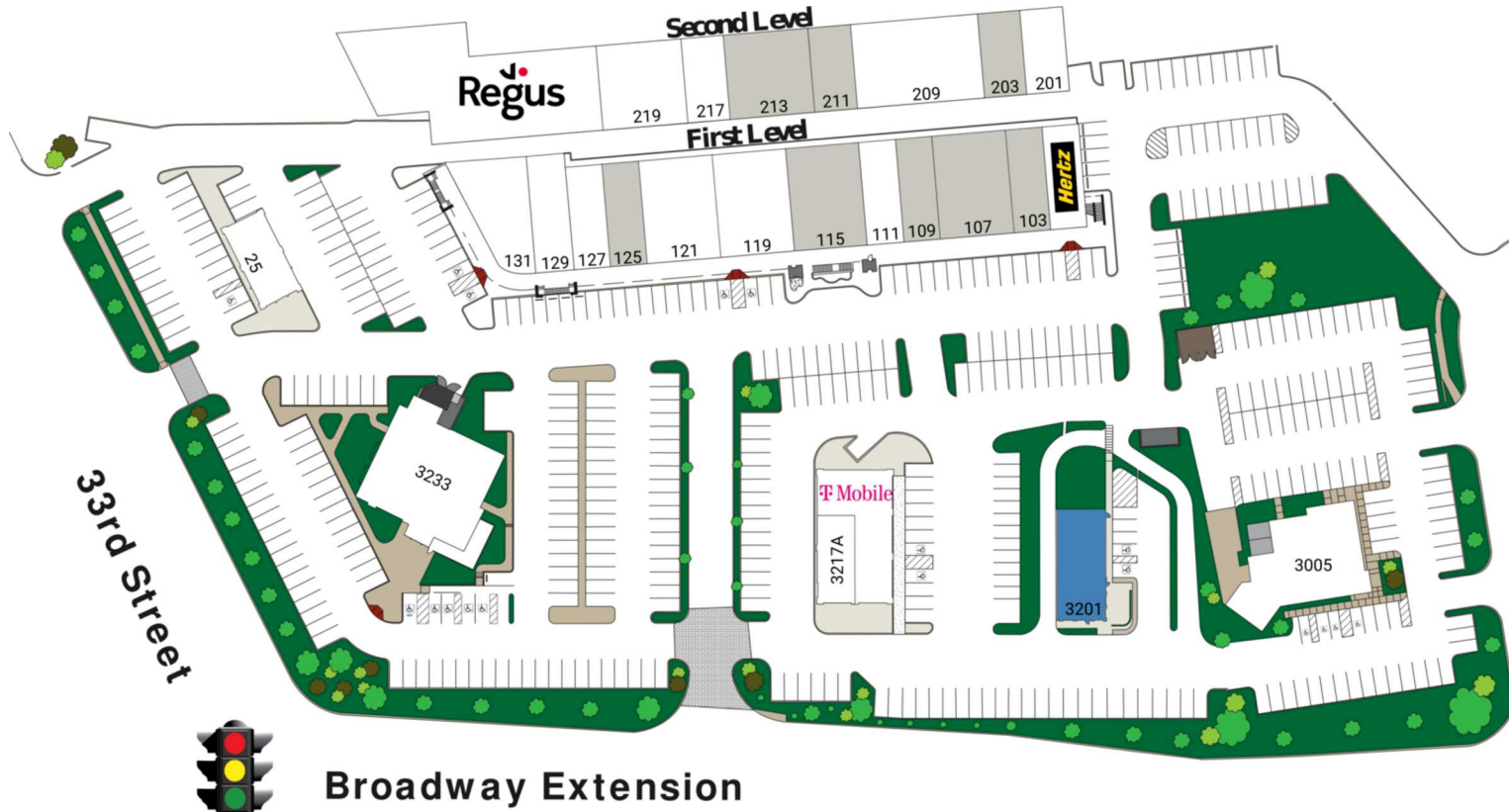
**ELISE LOPEZ**

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