

# 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 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](http://jahrealty.propertycapsule.com/edmondexchange)

## DEMOGRAPHICS

2024 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 Signarama	1,750
107 Available	3,780
109 Available	1,470
111 Jolas Kitchen	1,505
115 Glo Tanning	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 Indy Clover	3,151
201 Farmers Insurance	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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