



116 S Broadway

116 S Broadway, Edmond, OK 73034

Salt
COMMERCIAL
REAL ESTATE



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116 S Broadway

\$26.00 /SF/YR

Unique Downtown Edmond Retail / Office Opportunity

Situated behind 116 S Broadway in the heart of Downtown Edmond, this approximately 1,500 SF blank-slate space offers a rare opportunity for a creative retail, entertainment, or office concept. The space measures approximately 25' wide by 60' deep and features high ceilings with exposed beams, creating an industrial-modern aesthetic with unlimited design flexibility.

Accessed from the alley entrance with visibility from 2nd Street, the property also benefits from a public parking lot located just 75 feet from the front door, providing convenient customer and employee access in one of Edmond's most walkable and vibrant districts.

The open layout and architectural character make the space...

- Corner Building
- First Building as you enter downtown
- Unique Rear entrance

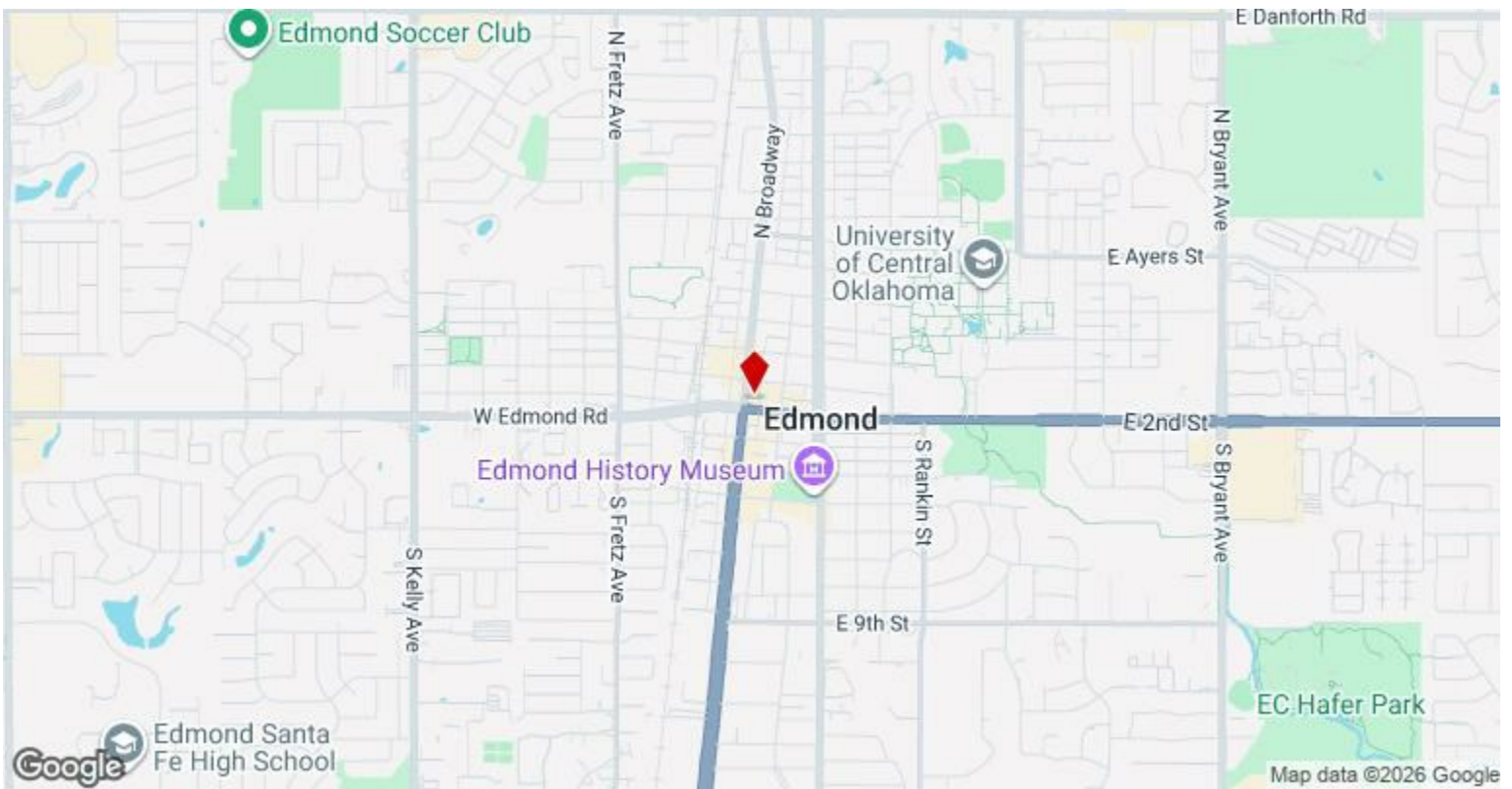


Rental Rate:	\$26.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	1,500 SF
Year Built:	1910
Walk Score ®:	70 (Moderately friendly)
Rental Rate Mo:	\$2.17 /SF/MO

1st Floor Ste B

1

Space Available	1,500 SF
Rental Rate	\$26.00 /SF/YR
Date Available	May 30, 2026
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 Years



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The open layout and architectural character make the space ideally suited for a wide variety of uses including:

- Intimate jazz or wine bar
- Boutique bookstore or coffee concept
- Upscale clothing or lifestyle boutique
- Creative studio or gallery
- Modern office or collaborative workspace
- Specialty retail showroom

This is an opportunity to create a truly distinctive environment in Downtown Edmond's rapidly evolving urban core.

Property Photos



IMG_6689



IMG_6694

Property Photos



IMG_6692



ChatGPT Image May 28, 2026, 06:49:04 PM

Property Photos



Art



6224540C-4056-493F-924C-6D7318CAD683

Property Photos



BACK WALL 116.5 - Create space as a modern off...



CA09F56D-F421-4B4A-8899-02BA159F391C

Property Photos



Property Photos

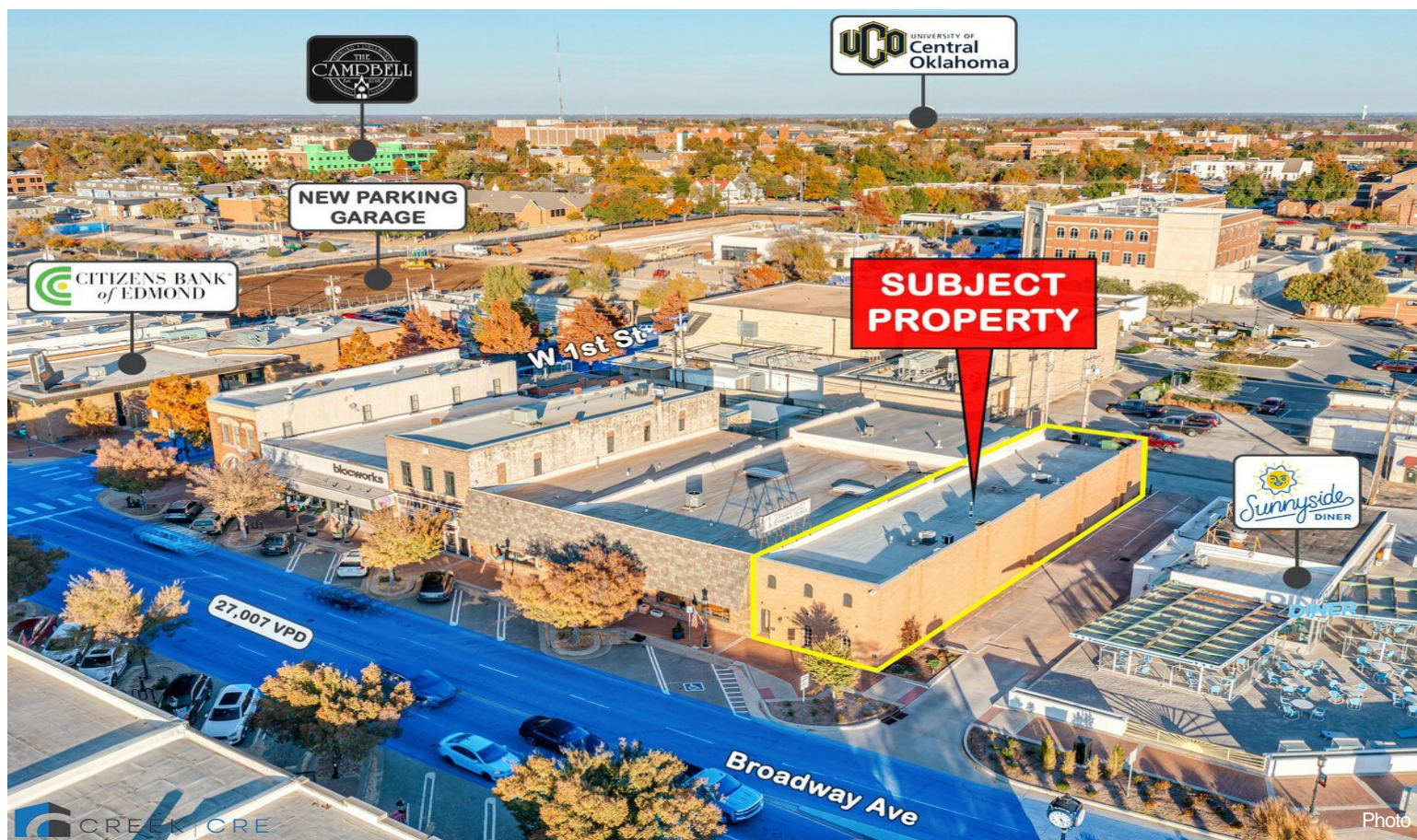


IMG_6710




IMG_0683

Property Photos



Property Photos



Traffic Count (TCDS)

Home
Locate
Locate All
Email This
Auto-Locate:

[Search](#)
[Advanced Search](#)
[Map Search](#)
[Tools](#)

Quick Search

County

Community

Located On (Road)

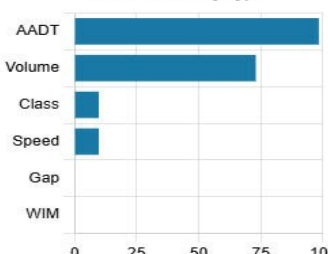
Location ID

Count Year

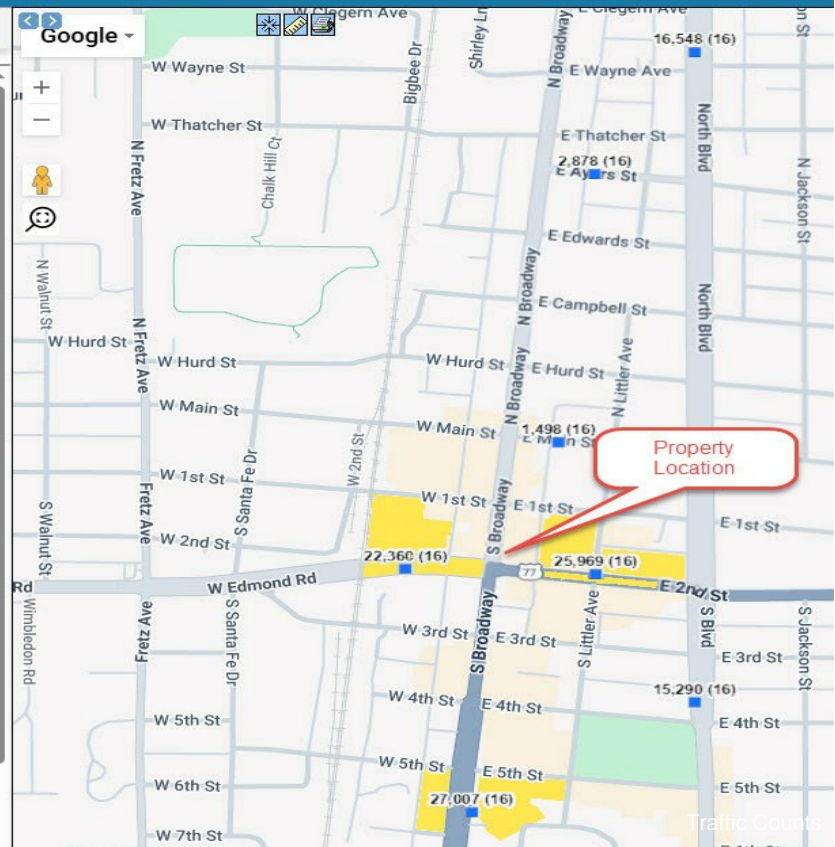
Station Data

Station Type	Continuous	Short	WIM
Total	0	3,143	0
AADT	0	3,090	0
Volume	0	2,293	0
Class	0	310	0
Speed	0	310	0
Gap	0	0	0
WIM	0	0	0

Percent of Data by Type



Type	Percentage
AADT	~75%
Volume	~65%
Class	~10%
Speed	~10%
Gap	0%
WIM	0%



Traffic Counts