

2601 S. BROADWAY
EDMOND, OK 73013



Retail Building For Lease
5,500 SF on 0.90 Acres MOL
Lease Price: \$25.00/SF NNN

\$0.69/SF - Taxes
\$0.18/SF - Insurance
\$0.78/SF - CAM
\$1.62/SF - Total NNNs

NAIRED COMMERCIAL
REAL ESTATE
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SAM SWANSON
405.208.2046
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PROPERTY OVERVIEW

TOTAL SF	5,500 SF
LOT SIZE	0.90 ACRES +/-
YEAR BUILT	1995 / 2008
ZONING	C-3

- 5,500 SF Restaurant Space
- Located on One of the Busiest Streets in Edmond
- Located in the Parking Lot of a Big Box Tenant (Academy)
- Pylon Signage Available Out Front
- Remodeled in 2008

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DEMOGRAPHICS



POPULATION

1 MILE: 7,455
3 MILES: 68,445
5 MILES: 158,383



AVERAGE HOUSEHOLD INCOME

1 MILE: \$80,214
3 MILES: \$93,148
5 MILES: \$97,580



TOTAL HOUSEHOLDS

1 MILE: 3,185
3 MILES: 28,102
5 MILES: 64,263



- 2.5 MILES FROM KILPATRICK TURNPIKE
- 4.5 MILES FROM I-35

2601 S. BROADWAY



