

FOR LEASE | 3,079 SF AVAILABLE - RETAIL SPACE

128 E 33rd St, Suite 2, Edmond, OK 73013

\$24/SF/YR + NNN



PRIME CAPITAL
REAL ESTATE GROUP

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PROPERTY SUMMARY

Lease Rate	\$24/SF/YR
NNN	\$6.85/SF/YR
Building SqFt	6,216 SqFt
Year Built	1995
Property Type	Retail
Zoning Type	Commercial
County	Oklahoma

INVESTMENT SUMMARY

128 E 33rd St, Suite 2 offers a 3,079 SF lease opportunity in one of Edmond's most established and desirable commercial corridors. The property benefits from strong visibility, convenient access to I-35, and close proximity to surrounding residential neighborhoods, retail centers, and professional services. Edmond's continued population growth, above-average household incomes, and limited availability of quality mid-size commercial space drive consistent tenant demand, making this an ideal location for medical, professional office, or service-oriented users seeking long-term stability in the Oklahoma City metropolitan area.



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PROPERTY HIGHLIGHTS

- 3,079 SF lease opportunity located in the highly desirable Edmond submarket
- Positioned along E 33rd Street with convenient access to I-35 and major Edmond corridors
- Surrounded by strong residential density and established retail, medical, and office users
- Edmond continues to experience steady population growth and above-average household incomes
- Ideal size and layout for medical, professional office, or service-oriented tenants
- Stable, business-friendly market within the Oklahoma City MSA with consistent tenant demand



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LOCATION HIGHLIGHTS

- Located in Edmond, one of the most desirable submarkets in the Oklahoma City MSA
- Easy access to I-35, connecting Edmond to Oklahoma City, Norman, and the broader metro
- Proximity to major retail corridors, restaurants, and service amenities
- Strong daytime population supported by nearby offices, medical facilities, and schools
- Short drive to downtown Edmond and University of Central Oklahoma
- Rapid residential growth in Edmond continues to support demand for service, medical, and professional tenants
- High average household incomes create a strong customer base
- Limited availability of quality mid-size lease spaces in established Edmond corridors
- Strong preference from tenants for locations with easy highway access and ample parking

Oklahoma Christian University, located just minutes from the property, serves as a major economic and employment driver for Edmond, enrolling thousands of students and employing a substantial faculty and staff population. The university generates consistent daytime traffic and supports strong demand for nearby office, medical, and service-oriented businesses. Its proximity enhances the site's appeal to tenants seeking access to a stable, educated customer base and reinforces long-term leasing fundamentals in this established Edmond corridor.



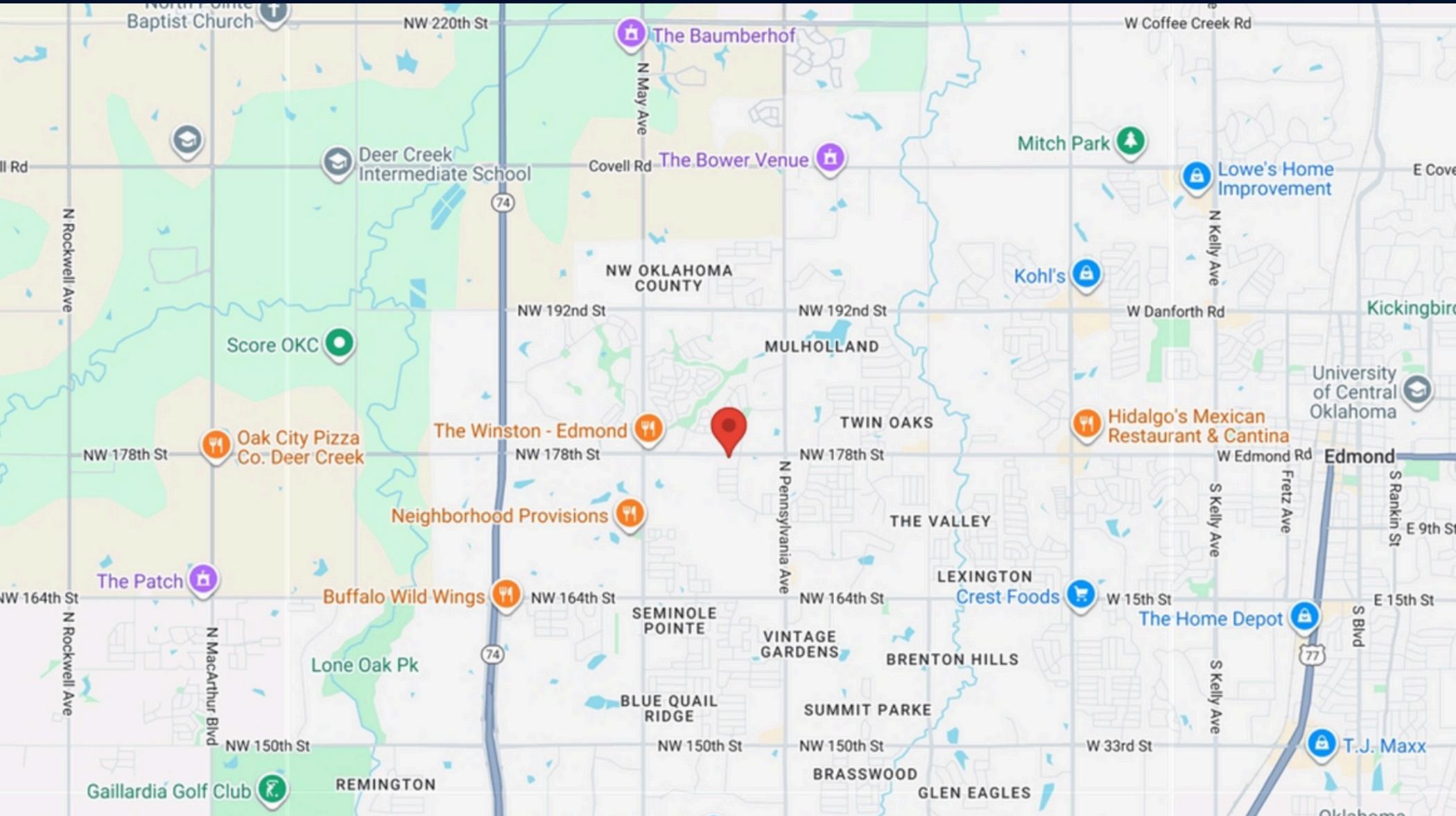
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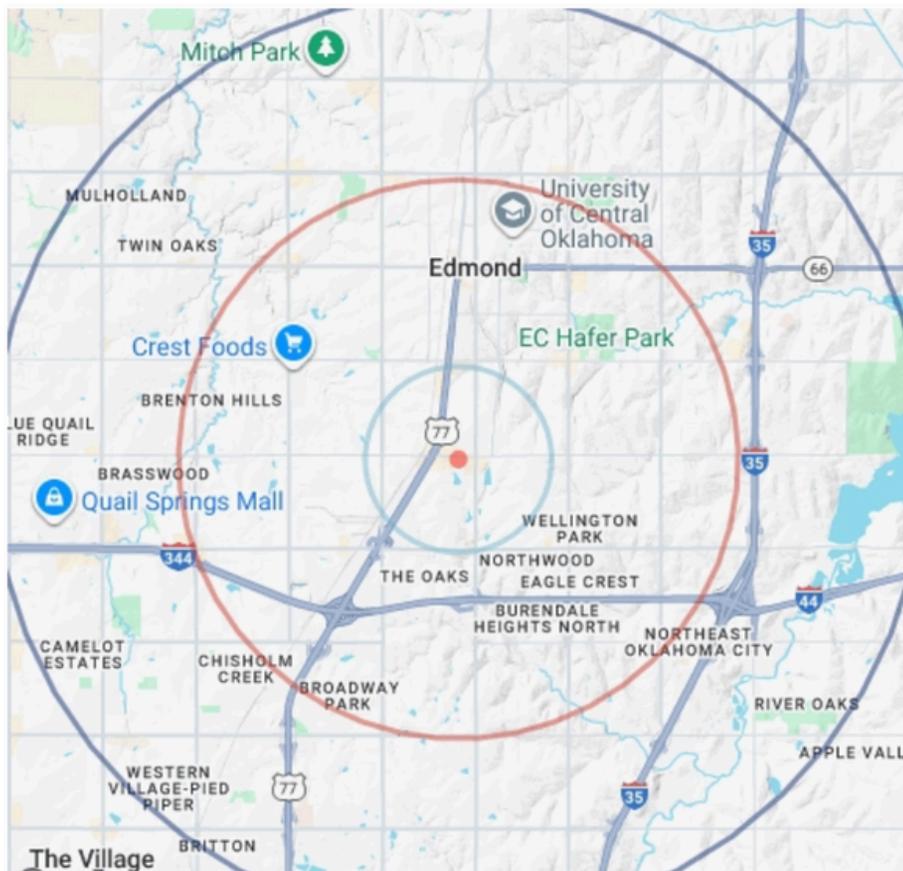
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,542	56,660	112,061
2010 Population	8,977	62,631	138,074
2025 Population	9,898	68,787	165,403
2030 Population	9,940	70,504	170,872
2025-2030 Growth Rate	0.08 %	0.49 %	0.65 %
2025 Daytime Population	13,935	79,574	166,778

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	217	1,910	4,895
\$15000-24999	280	1,429	3,576
\$25000-34999	410	1,864	4,213
\$35000-49999	417	2,895	7,534
\$50000-74999	824	4,886	10,219
\$75000-99999	629	3,964	8,741
\$100000-149999	761	5,262	12,127
\$150000-199999	165	2,382	6,396
\$200000 or greater	269	3,604	9,621
Median HH Income	\$ 69,160	\$ 80,637	\$ 82,662
Average HH Income	\$ 92,508	\$ 115,787	\$ 122,475



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,722	21,446	43,314
2010 Total Households	3,639	25,492	55,587
2025 Total Households	3,974	28,212	67,339
2030 Total Households	4,010	29,063	69,977
2025 Average Household Size	2.29	2.35	2.4
2025 Owner Occupied Housing	1,562	15,079	37,287
2030 Owner Occupied Housing	1,576	15,447	38,439
2025 Renter Occupied Housing	2,412	13,133	30,052
2030 Renter Occupied Housing	2,434	13,615	31,538
2025 Vacant Housing	320	2,347	6,176
2025 Total Housing	4,294	30,559	73,515



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ABOUT EDMOND, OK

Edmond, Oklahoma is one of the most desirable and fastest-growing suburbs in the Oklahoma City metropolitan area. Known for its strong demographics, high quality of life, and pro-business environment, Edmond consistently attracts new residents, retailers, and service-oriented businesses. The city offers a highly educated workforce, above-average household incomes, and a stable economic base supported by healthcare, education, retail, and professional services.

Strategically located just north of Oklahoma City, Edmond provides convenient access to major transportation corridors while maintaining a strong suburban customer base. Continued residential and commercial development, combined with a business-friendly climate, makes Edmond a premier market for tenants seeking long-term growth and stability.



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EXCLUSIVELY
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