

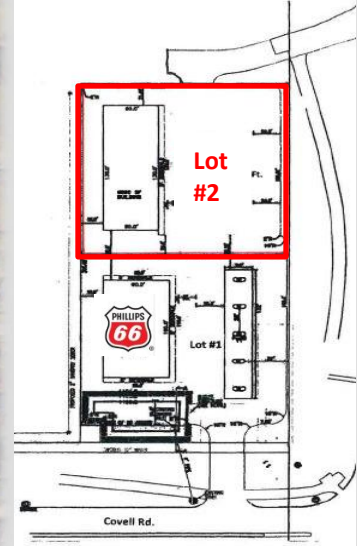
# Retail Development Lot

2719 N. Broadway, Edmond, OK 73034

**Ground Lease**



Development Land at Covell & Broadway, Edmond, OK  
 LOT #2 178.48 Ft. X 185 Ft. 33,018.80 Sq. Ft.  
 Zoned: D-1 Commercial



## Property Overview

Lot #2 fully improved with Public Water & Sewer. 6,000 Sq. Ft. Phillips 66 C-Store & Gas Station. Cross access and direction connection to Broadway Blvd. from subject site: From Lot #2 go west 1.5 miles to Mitch Park; go east 3.5 miles to Interstate 35. Zoned: D-1 Commercial

| Demographic Info. | 1-mile    | 3-mile   | 5-mile   |
|-------------------|-----------|----------|----------|
| Population        | 6,359     | 53,015   | 110,643  |
| Households (HH)   | 2,355     | 20,236   | 41,949   |
| Median HH Income  | \$129,904 | \$93,882 | \$93,385 |

**Source:** CBC Worldwide

## Property Details

|                |   |
|----------------|---|
| Size:          | Lot #2<br>178 Ft x 185 Ft.<br>33,018.80 Sq. Ft. (mol)                                 |
| Price:         | \$5,000 Per Month   |
| Traffic Count: | Covell Rd. -8,536 VPD (E & W)<br>Broadway - 13,000 VPD (N & S)<br><u>Source:</u> ACOG |

### Contact Information

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**SELECT**

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