

## RETAIL PAD SITE FOR SALE

18 E 15TH ST, EDMOND, OK 73013



### PROPERTY DESCRIPTION

Situated in the heart of Edmond, this property offers excellent visibility and easy access for customers. The site is surrounded by numerous national retailers, restaurants, and entertainment venues, making it an ideal location for businesses looking to tap into a large customer base.

This property boasts excellent demographics, with a population of over 91,000 residents within a 5-mile radius and an average household income of \$105,000. Additionally, the property benefits from high traffic counts, with over 30,000 vehicles passing by the location daily. 15th & S Broadway is the 2nd busiest intersection in Edmond.

Don't miss out on this rare opportunity to lease or own a prime retail pad site in Edmond.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,400,000
<b>Lot Size:</b>	0.75 Acres
<b>Sq Ft:</b>	32,670 SF

### TRAFFIC COUNT

<b>S Broadway</b>	<b>north/south</b>	<b>37,803</b>
<b>S 15th St</b>	<b>east</b>	<b>19,351</b>
<b>S 15th St</b>	<b>west</b>	<b>19,220</b>

#### GIRMA MOANING

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#### GEORGE WILLIAMS, CCIM

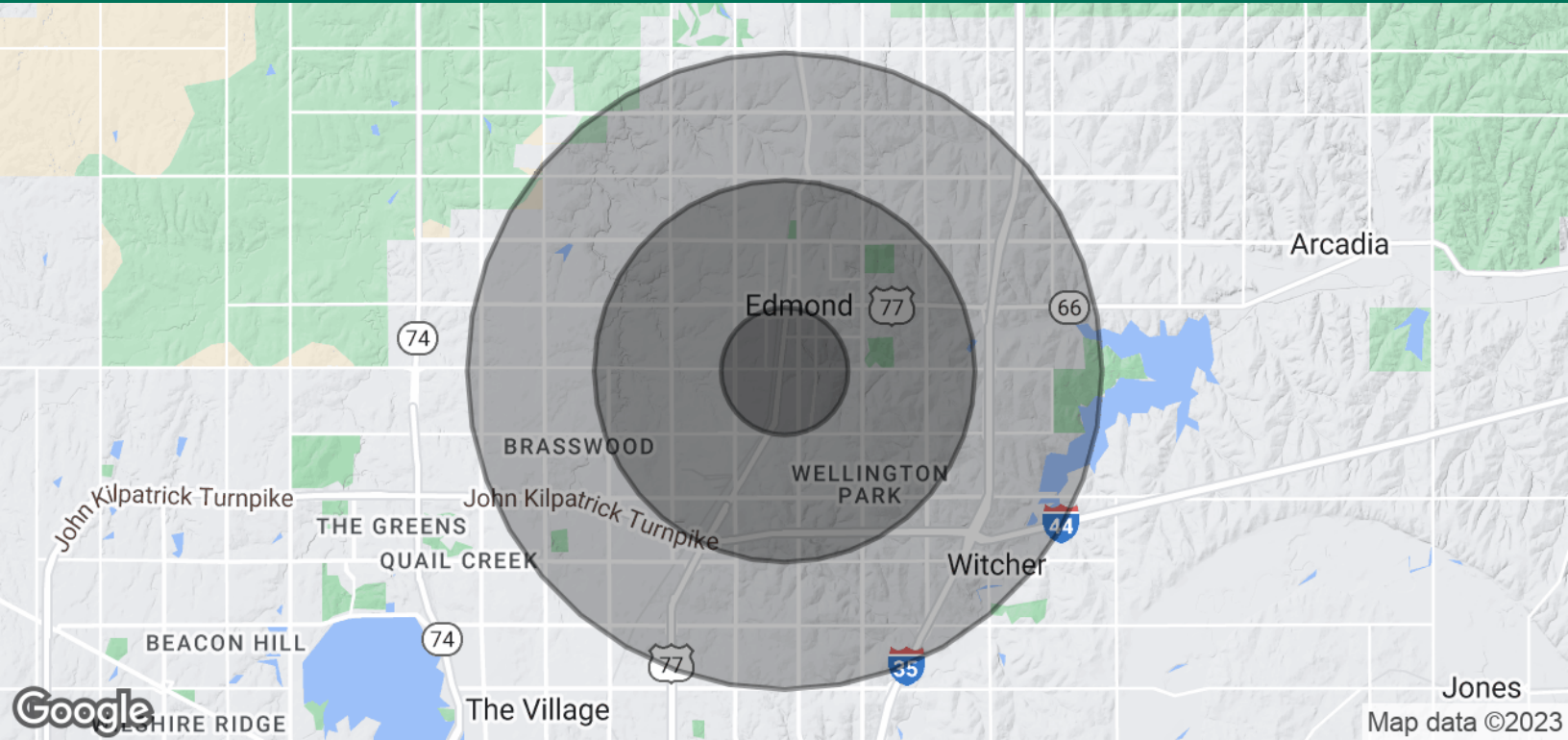
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	9,311	76,846	147,806
<b>Average Age</b>	35.7	35.7	37.0
<b>Average Age (Male)</b>	33.8	33.3	34.8
<b>Average Age (Female)</b>	38.8	37.8	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,072	31,705	62,033
<b># of Persons per HH</b>	2.3	2.4	2.4
<b>Average HH Income</b>	\$67,378	\$86,870	\$96,769
<b>Average House Value</b>	\$155,903	\$197,478	\$219,921

\* Demographic data derived from 2020 ACS - US Census

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