

2901 S BROADWAY

EDMOND, OK 73013



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**Sale Price**  
\$1,000,000

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### PROPERTY DESCRIPTION

This property is located on Broadway, one of Edmond's busiest streets, providing strong exposure with 31,906 vehicles passing daily. The location offers easy access to downtown Edmond and Oklahoma City, making it ideal for various business types.

#### Key Features:

**Drive-Thru Bays:** Includes one 12'x10' drive-thru overhead door, with the option to add two more.

**3-Phase Power:** Suitable for diverse commercial or industrial uses.

**125' Frontage on Broadway:** Excellent visibility on a main road.

**Signage & Parking:** 18-foot roadside sign and 25 parking spaces for customer convenience.

**Flexible Space:** High ceilings, open floor plan, and plenty of natural light with many windows.

Located near multiple shadow anchors, this property is well-positioned for retail, dining, auto or service businesses in Edmond.

### TRAFFIC COUNTS

| S Broadway | north   south | 31,906   53,600 |
|------------|---------------|-----------------|
|------------|---------------|-----------------|

### PROPERTY HIGHLIGHTS

- **Drive-Thru Bays:** Includes one 12'x10' drive-thru overhead door, with the option to add two more.
- **3-Phase Power:** Suitable for diverse commercial or industrial uses.
- **125' Frontage on Broadway:** Excellent visibility on a main road.
- **Signage & Parking:** 18-foot roadside sign and 25 parking spaces for customer convenience.
- **Flexible Space:** High ceilings, open floor plan, and plenty of natural light with many windows.
- **Located near multiple shadow anchors,** this property is well-positioned for retail, dining, auto or service businesses in Edmond.

### OFFERING SUMMARY

|                       |             |
|-----------------------|-------------|
| <b>Sale Price:</b>    | \$1,000,000 |
| <b>Lot Size:</b>      | 17,712 SF   |
| <b>Building Size:</b> | 3,850 SF    |

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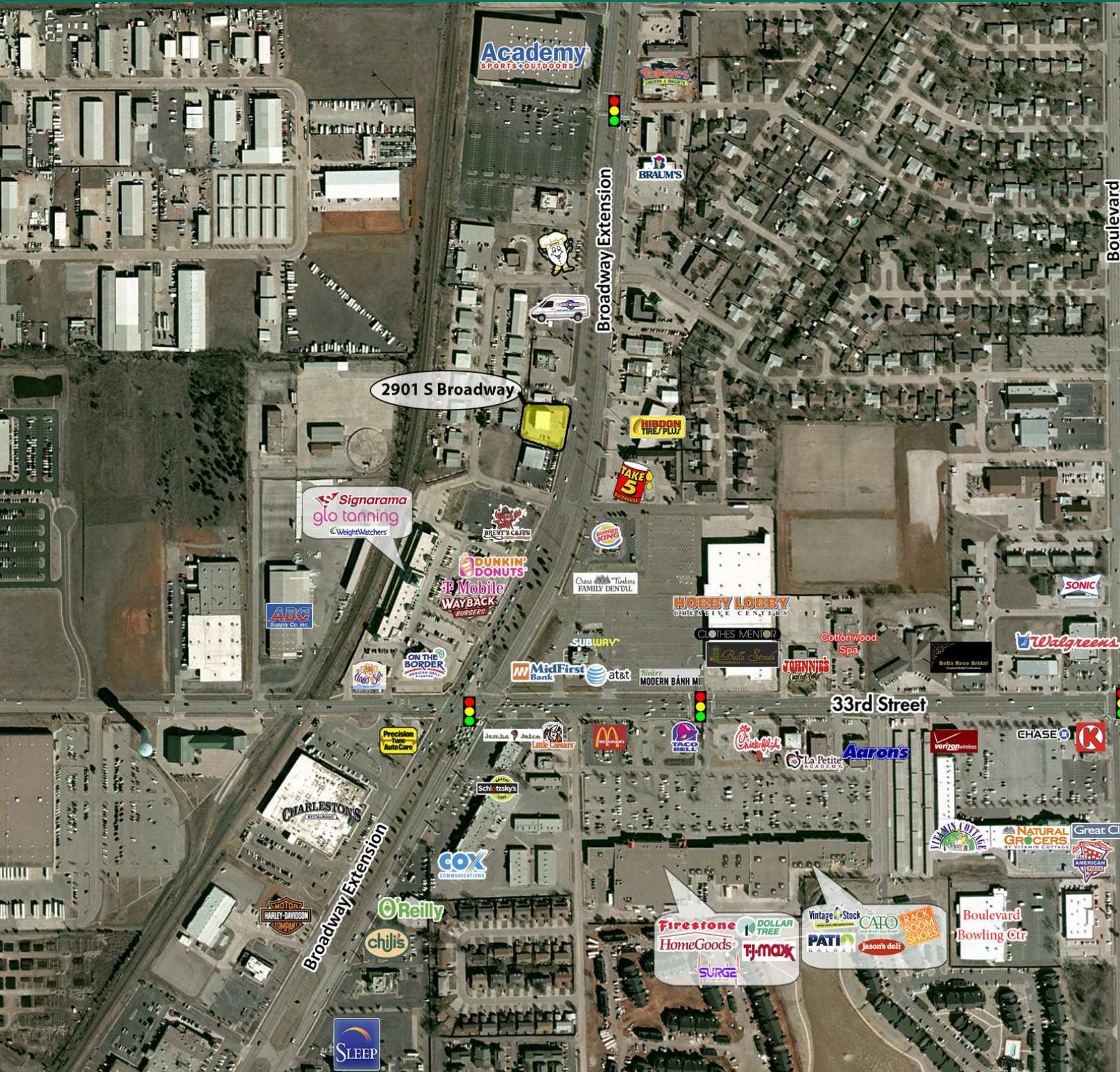
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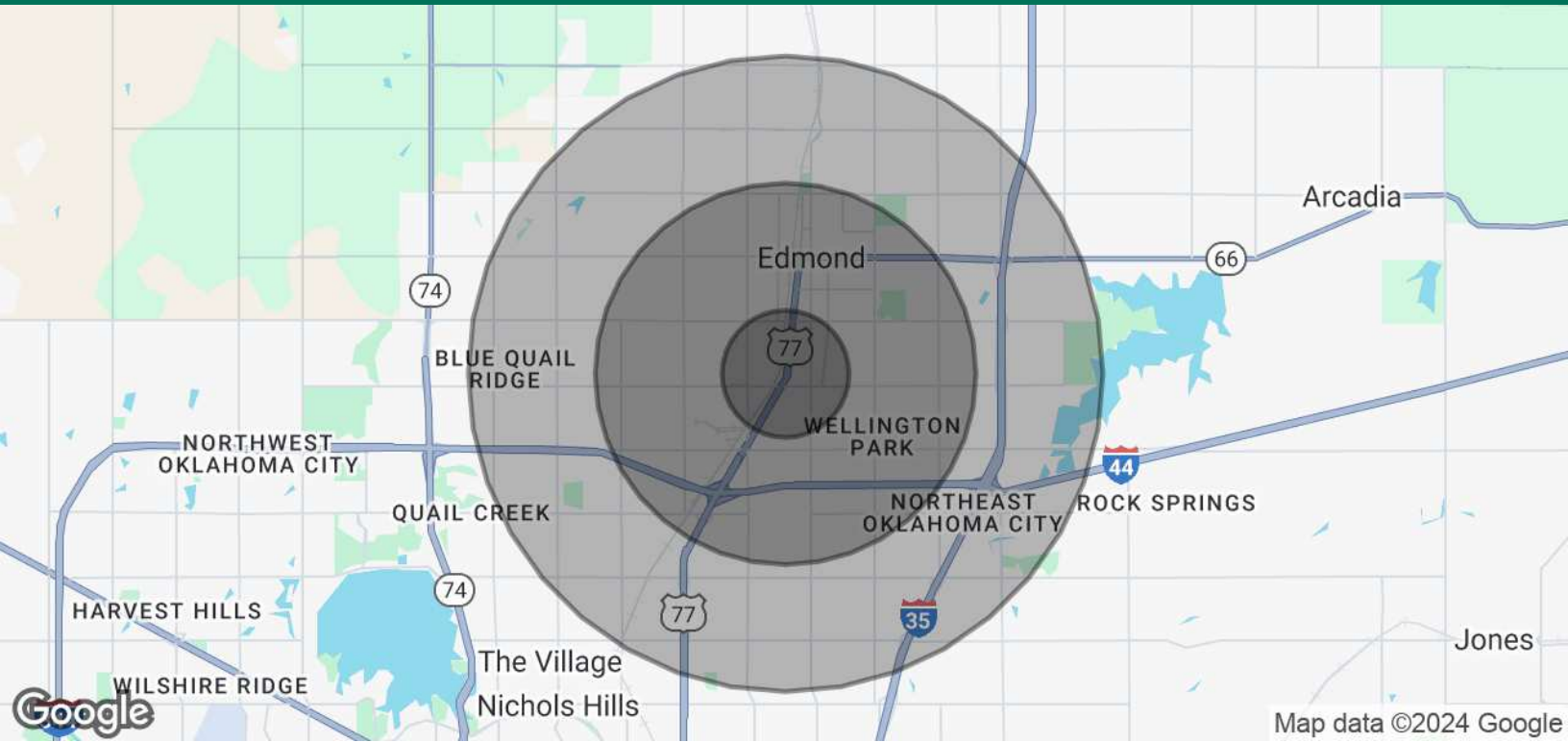
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## 2901 S BROADWAY

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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 8,506     | 72,782    | 165,391   |
| Average Age          | 38        | 38        | 38        |
| Average Age (Male)   | 36        | 36        | 37        |
| Average Age (Female) | 40        | 39        | 39        |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 3,690     | 29,542    | 66,661    |
| # of Persons per HH  | 2.3       | 2.5       | 2.5       |
| Average HH Income    | \$88,313  | \$107,406 | \$112,243 |
| Average House Value  | \$280,926 | \$298,749 | \$319,446 |

Demographics data derived from AlphaMap

09062024

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