

2ND GENERATION RESTAURANT/BAR SPACE IN DOWNTOWN EDMOND

23 W. 1st St., Edmond, OK 73034



PROPERTY SUMMARY

Available SF:	4,648 USEABLE SF
Lease Rate:	\$9,800.00/month (Inclusive of NNN)
Building Size:	21,847 SF
Year Built:	1947
Renovated:	2020
Zoning:	CBD
Market:	Oklahoma City
Sub Market:	Edmond
Cross Streets:	Broadway / 1st St.

PROPERTY OVERVIEW

Edmond Railyard is a unique mixed use market hall concept consisting of multiple restaurants, bars and creative office spaces. The subject space is second generation and originally built out as a craft beer and cocktail bar with clean modern lines, mezzanine area, fully enclosed glass cigar lounge with air filtration system and direct access to a 10,000 sf paved patio with outdoor seating, concert stage, and turf game area.

LOCATION OVERVIEW

Situated in the heart of downtown Edmond. The area offers a vibrant mix of business and leisure offering patrons access to a wealth of dining, shopping, and entertainment options. Nearby attractions include boutiques, restaurants, activity based retail, as well as parks and public spaces.

PROPERTY HIGHLIGHTS

- 2nd Generation Space already built out potentially saving a new tenant significant upfront costs
- Prime location in downtown Edmond which is currently experiencing vast capital investment in excess of \$200MM all within walking distance.
- 10,000 sf outdoor attached patio

FOR MORE INFORMATION, PLEASE CONTACT:

Casey Massegee, CCIM Principal | P: 405.285.2100 X102 | cmassegee@grantgroupok.com

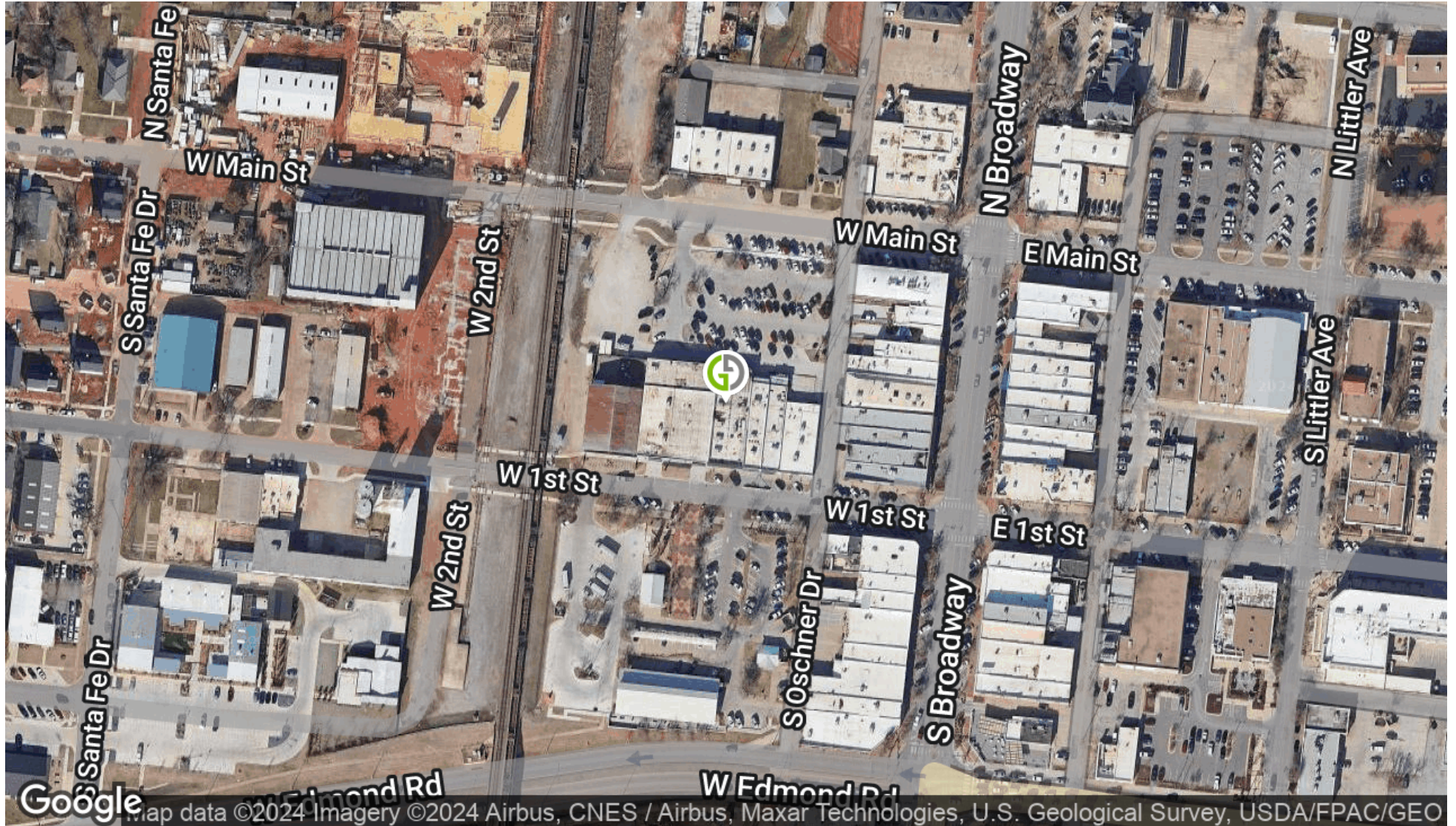
Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

grantgroupok.com

2ND GENERATION RESTAURANT/BAR SPACE IN DOWNTOWN EDMOND



23 W. 1st St., Edmond, OK 73034



FOR MORE INFORMATION, PLEASE CONTACT:

Casey Massegee, CCIM Principal | P: 405.285.2100 X102 | cmassegee@grantgroupok.com

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

grantgroupok.com

2ND GENERATION RESTAURANT/BAR SPACE IN DOWNTOWN EDMOND

23 W. 1st St., Edmond, OK 73034



FOR MORE INFORMATION, PLEASE CONTACT:

Casey Massegee, CCIM Principal | P: 405.285.2100 X102 | cmassegee@grantgroupok.com

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

grantgroupok.com

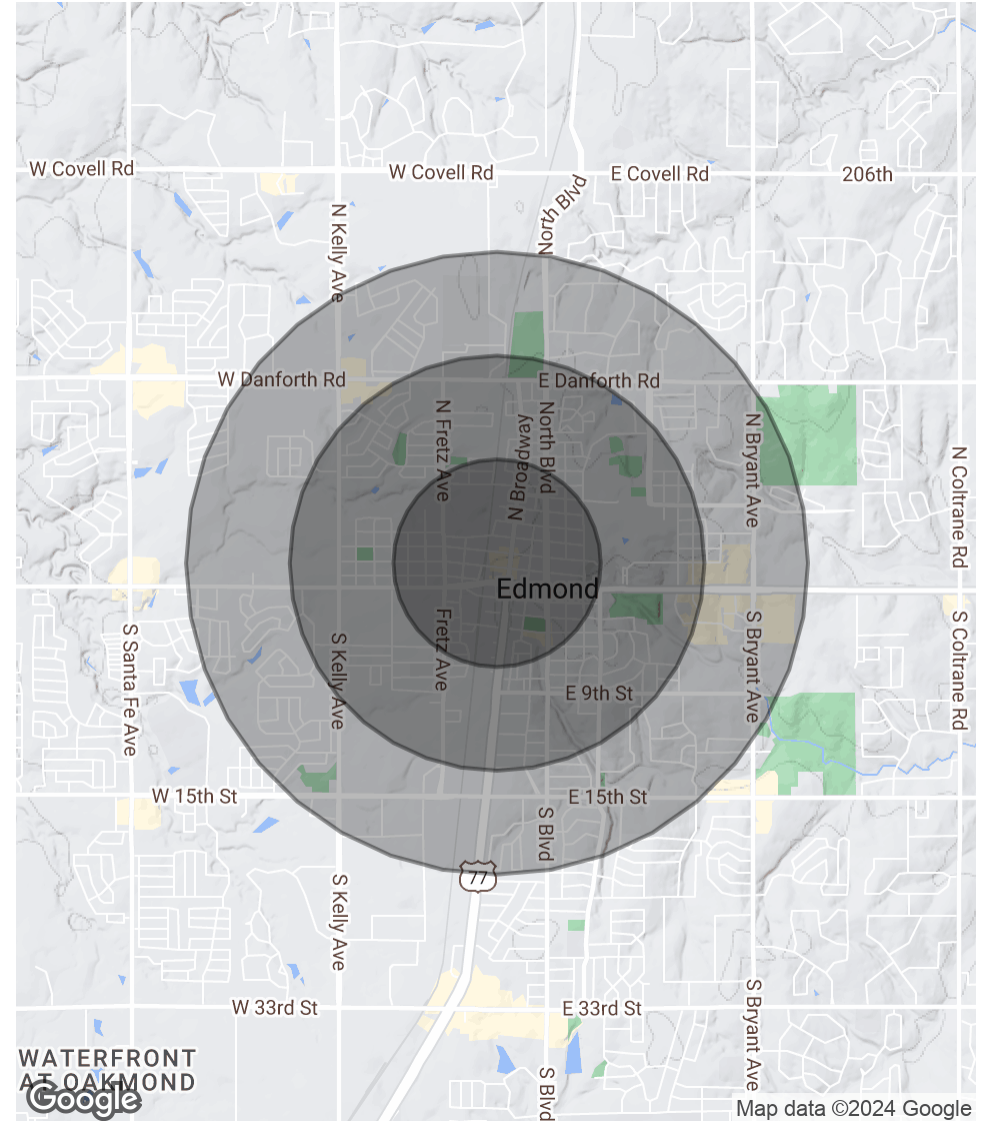
2ND GENERATION RESTAURANT/BAR SPACE IN DOWNTOWN EDMOND



23 W. 1st St., Edmond, OK 73034

	0.5 MILES	1 MILE	1.5 MILES
POPULATION			
Total Population	2,501	11,681	25,450
Average Age	29.6	30.8	32.3
Average Age (Male)	27.4	28.2	29.8
Average Age (Female)	34.2	34.9	35.4
HOUSEHOLDS & INCOME			
Total Households	1,201	5,140	10,896
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$52,281	\$49,908	\$62,248
Average House Value	\$91,183	\$116,852	\$139,716

* Demographic data derived from 2020 ACS - US Census



FOR MORE INFORMATION, PLEASE CONTACT:

Casey Massegee, CCIM Principal | P: 405.285.2100 X102 | cmassegee@grantgroupok.com

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

grantgroupok.com