

116 S Broadway

116 S Broadway, Edmond, OK 73034



Presented by
Salt Commercial Real Estate



Price: \$26.00 /SF/YR

Prime Corner Retail/Restaurant/Office Space –
3,626 Sq. Ft. | Gateway to Downtown Edmond

Overview

Positioned at one of the most sought-after corners in Downtown Edmond, this 3,626 sq. ft. property commands exceptional visibility and presence. As the first building you see when entering Downtown Edmond, it offers unmatched exposure for retailers, restaurants, or professional office users seeking prominence in one of the metro's most vibrant districts.

Property Features

Frontage on Three Sides: Highly visible with sidewalk presence and expansive windows along 2nd Street and Broadway.

130 feet of 20-foot-tall wall frontage, ideal for signage, branding, and architectural impact.

Rear entrance off a well-traveled alley, providing easy access for deliveries, staff, or additional customer flow.

Delivered as a White Box: Includes new mechanical systems, ADA-compliant restroom, and basic electrical service—ready for tenant customization and finish-out.

Newly Renovated: Modern infrastructure and refreshed exterior make it an attractive, move-in-ready shell.

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Corner Building
First Building as you enter downtown
Front and Rear entrances

City metro area.

Vibrant Downtown Core: Home to more than 40



Robert Williams

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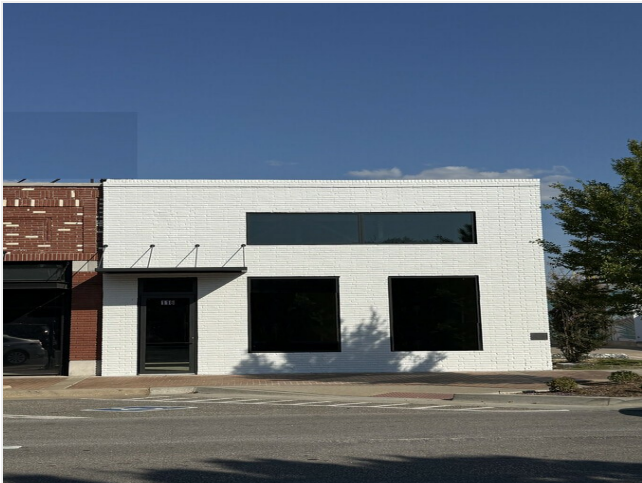
(405) 822-2877

Salt Commercial Real Estate

1508 W Edmond Rd
Edmond, OK 73003



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Listing space

1st Floor

Space Available	3,626 SF
Rental Rate	\$26.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

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Property Photos



Office potential



Personal Training Studio Potential

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Wine Bar Potential



Bike Store potential

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Property Photos



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IMG_0682

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Property Photos



IMG_0683

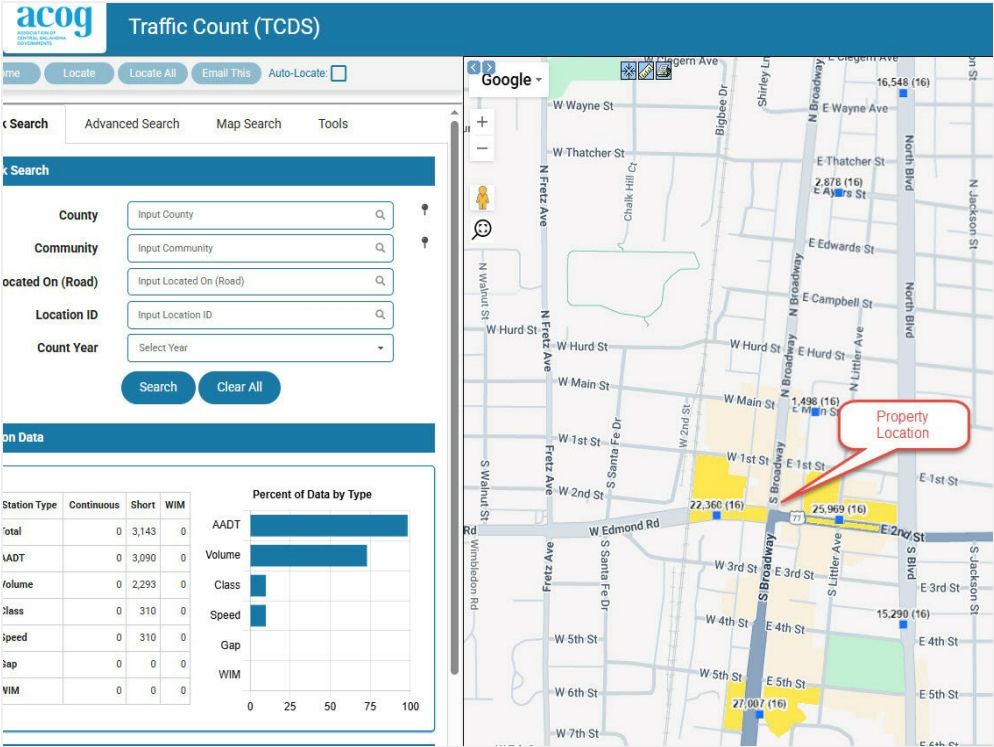


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Property Photos



Traffic Counts



IMG_1421

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Property Photos



IMG_0775



Photo

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Property Photos



Aerial



Aerial

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Location

