

For Lease

CBRE

1600 S Broadway

Retail Space | 30,912 SF

1600 S Broadway, Edmond, OK 73013 | www.cbre.com/okcretail



Highlights:

- + High Traffic Intersection: S Broadway (40,318 traffic count) & W 15th St (23,352 traffic count)
- + Edmond Plaza: Featuring Dedicated Turn Lane, Signage, Signalized Intersection, and Pylon Sign
- + Co-tenants include Westlake Ace Hardware, Anytime Fitness, NextCare Urgent Care, and many more.
- + Neighbors include: Dutch Brothers, Starbucks, Home Depot, Petsmart, and Office Depot.

30,912

Square Foot Retail Space

\$12

PSF Lease Rate

Property Overview

This prime retail space offers 30,912 square feet of versatile space in a bustling area of Edmond, OK. Located at the high-traffic intersection of S Broadway and W 15th St, this property benefits from excellent visibility and accessibility. The Edmond Plaza features a dedicated turn lane, prominent signage, a signalized intersection, and a pylon sign, ensuring your business stands out. Co-tenants include Westlake Ace Hardware, Anytime Fitness, NextCare Urgent Care, and many more.

Former Big Lots in Edmond, OK
1600 S Broadway, Edmond, OK 73013

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| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|----------|-----------|-----------|
| 2024 Population | 10,016 | 80,057 | 163,592 |
| 2024 Households | 4,230 | 31,859 | 65,237 |
| 2024 Average Household Income | \$81,974 | \$113,667 | \$123,224 |
| 2024 Housing Units | 4,612 | 34,207 | 70,584 |
| 2024 Businesses | 1,165 | 4,865 | 7,590 |
| 2024 Employees | 9,324 | 44,704 | 74,343 |

| Traffic Counts | AADT |
|----------------|--------|
| S Broadway | 40,318 |
| W 15Th St | 23,352 |

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Contact Us

Mark Inman

Senior Vice President
+1 405 503 7727
mark.inman@cbre.com

Stuart Graham

Senior Vice President | Director
+1 405 607 6027
stuart.graham@cbre.com

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