

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	6,220 SF
Lot Size:	1.96 Acres
Year Built:	1993
Zoning:	PUD (E-2)

PROPERTY OVERVIEW

This freestanding retail property was a former restaurant. The property has since been demoed out, and is ready for a new concept or redevelopment of the site. The property features excellent visibility on Edmond's busiest corridor.

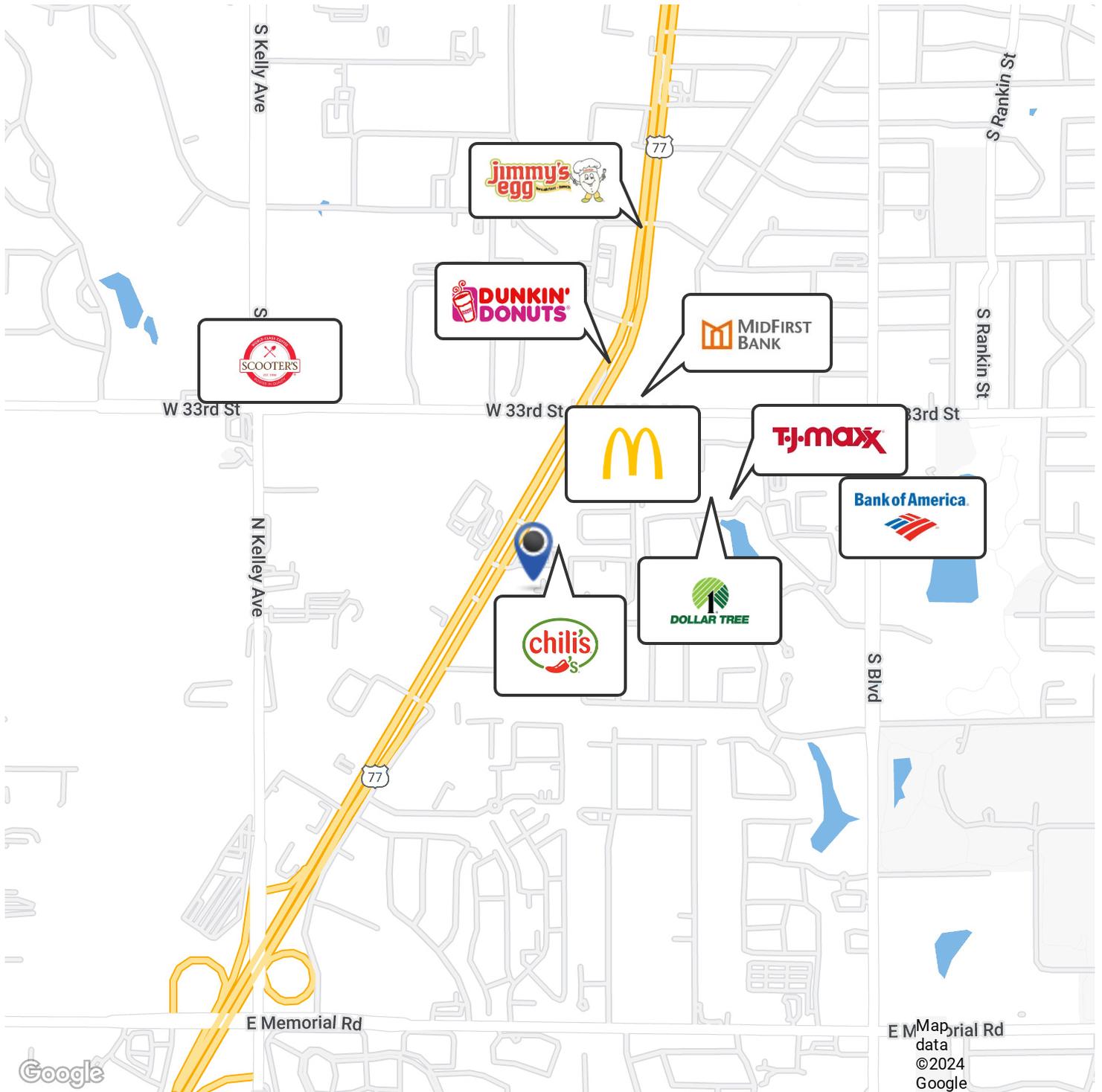
PROPERTY HIGHLIGHTS

- High Traffic
- Great Visibility
- 1.96 Acres on Broadway
- Pylon Sign

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

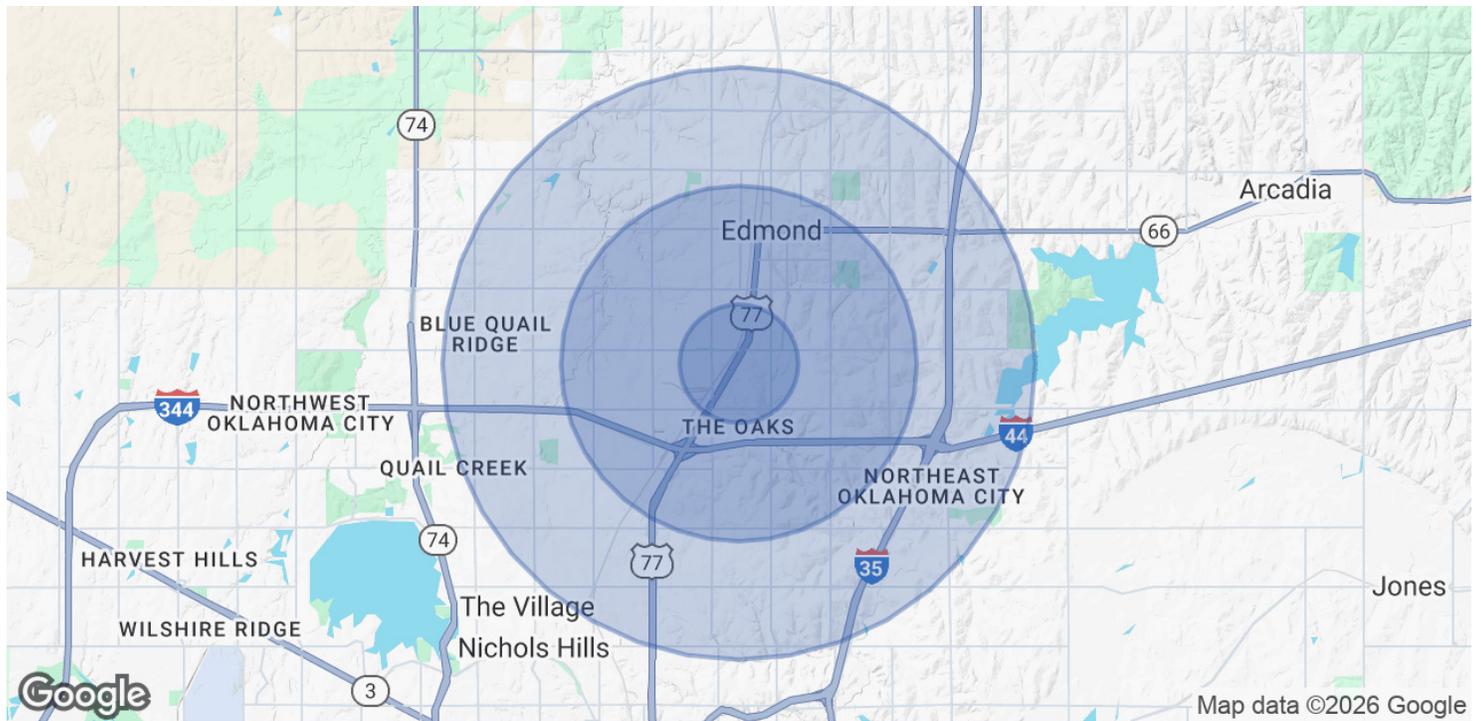
RETAILER MAP



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,755	56,998	137,022
Average Age	27.6	31.6	32.8
Average Age (Male)	25.9	29.9	31.2
Average Age (Female)	29.0	33.1	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,130	21,864	53,736
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$63,597	\$73,286	\$77,107
Average House Value	\$151,232	\$187,649	\$196,702

* Demographic data derived from 2020 ACS - US Census

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com