



PRICE: \$585,000 | \$12.00 SF/YR

210 WEST EDMOND ROAD

Edmond, OK 73003

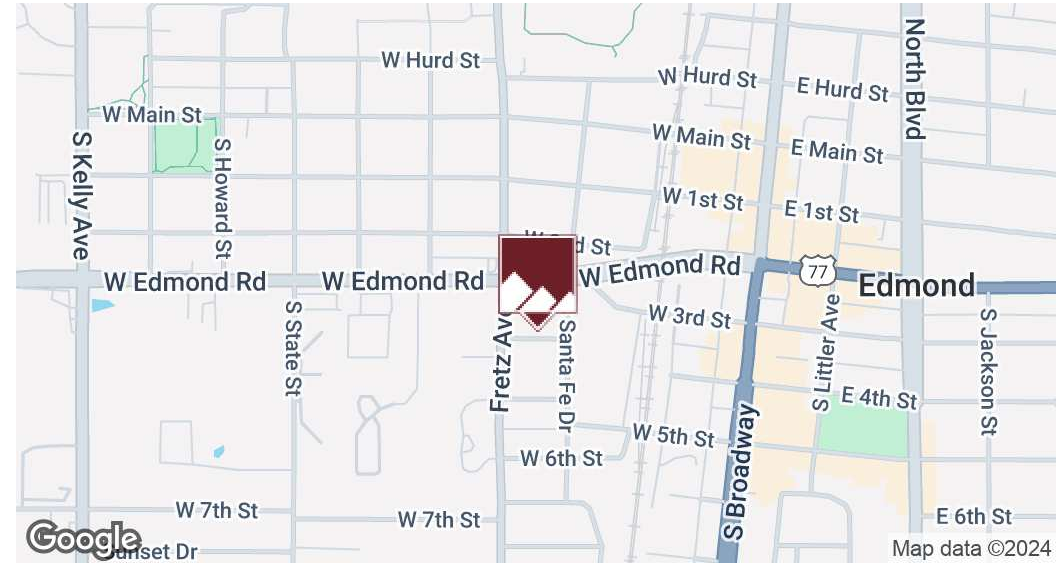
Jake Wilburn

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405.248.8016
jake@moriahgroup.net

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Property Description

Presenting an exceptional opportunity to own a newly discovered commercial property near Downtown Edmond. This prime location is positioned along Edmond Rd, just west of Downtown and Broadway Ext, on a dynamic thoroughfare that sees approximately 47,000 vehicles daily.

Property Highlights

- Edmond Rd Frontage
- High Traffic Volume: 47,000 vehicles per day
- Open Concept
- Grade Level Bay Door
- Versatile Zoning: E-2 (retail, Industrial, Office)

Location Description

Situated near Downtown Edmond and just west of the railway on the south side of Edmond Rd, between Kelly Ave & Broadway Ext. This location offers the significant advantage of being situated within a thriving trade area, surrounded by a diverse mix of complementary businesses that include national retailers, popular restaurants, and local establishments..

Offering Summary

Sale Price:	\$585,000
Lease Rate:	\$12.00 SF/YR (MG)
Available SF:	3,000 SF
Building Size:	3,000 SF

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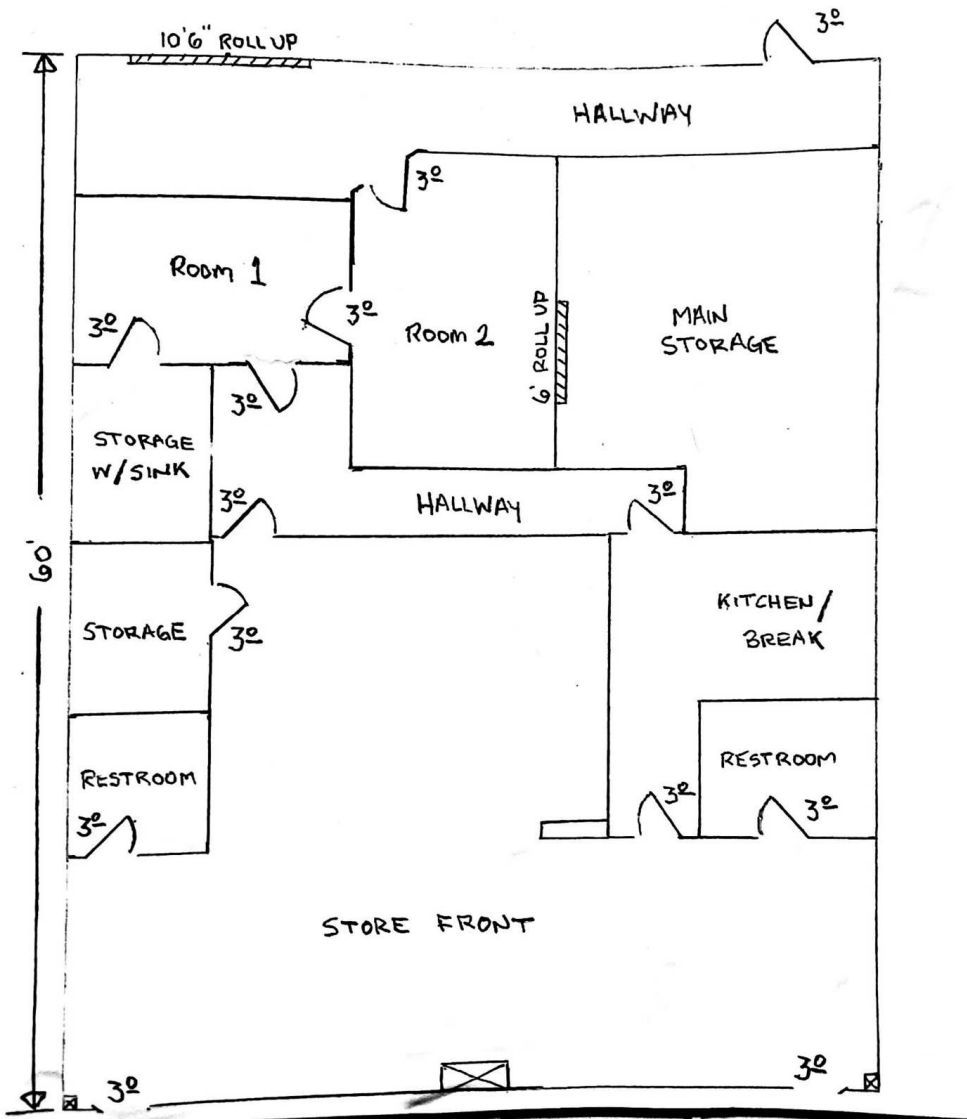
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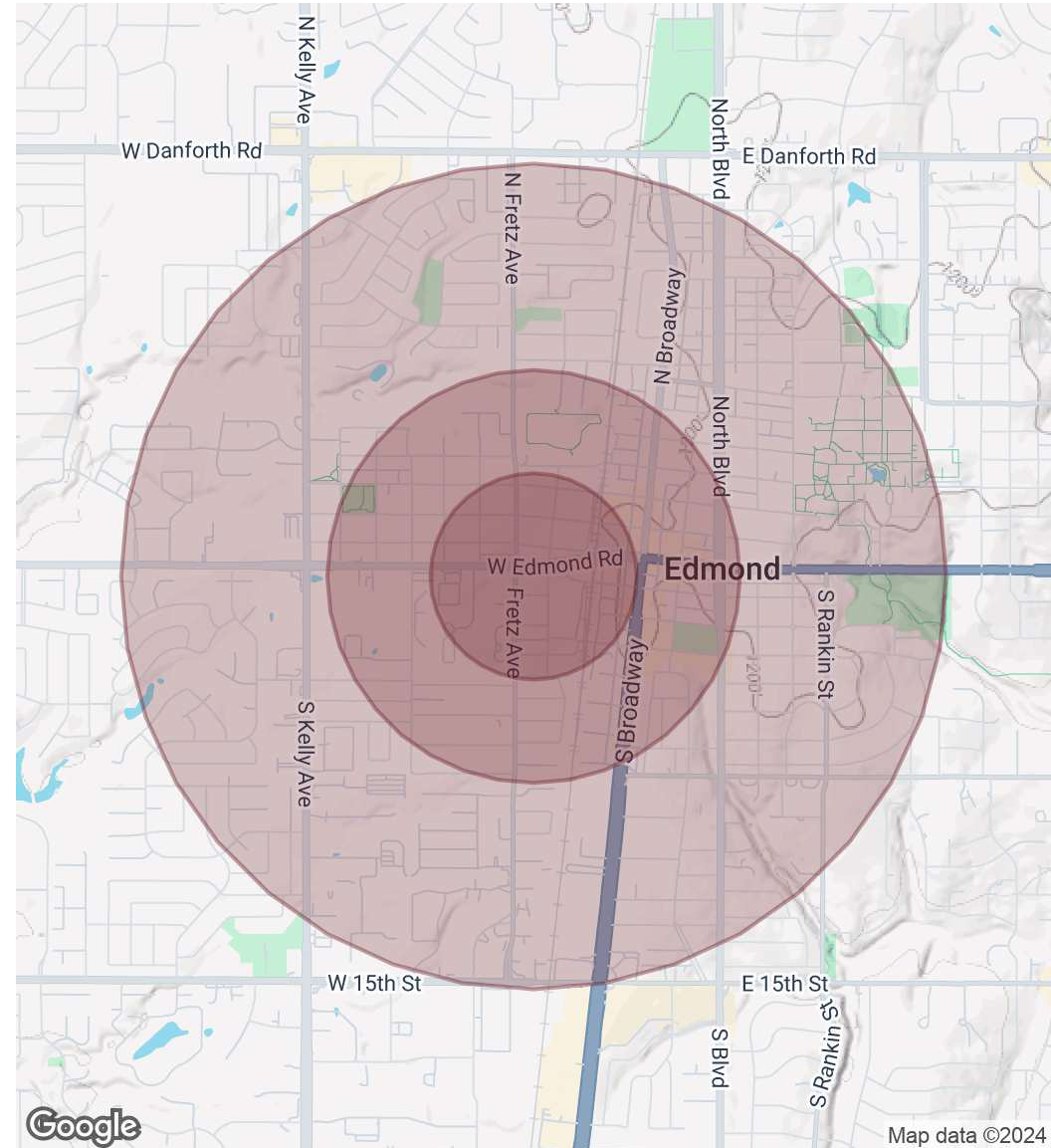
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	570	2,368	11,691
Average Age	27.7	29.2	31.9
Average Age (Male)	26.0	27.6	29.8
Average Age (Female)	34.4	34.6	35.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	274	1,100	5,070
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$60,367	\$57,864	\$52,871
Average House Value	\$71,475	\$82,698	\$118,572

2020 American Community Survey (ACS)



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Contact Broker:

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