

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (MG)
Building Size:	10,251 SF
Available SF:	2,000 SF

PROPERTY OVERVIEW

Approximately 2,000 SF available right on S Broadway in Edmond. This high-visibility location features impressive traffic with 34,000 vehicles passing daily, providing excellent exposure for your business.

SPACES	LEASE RATE	SPACE SIZE
Suite 1	\$13.50 SF/yr	2,000 SF

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

514 S BROADWAY
514 S BROADWAY | EDMOND, OK 73034

ADDITIONAL PHOTOS



TYLER HUXLEY
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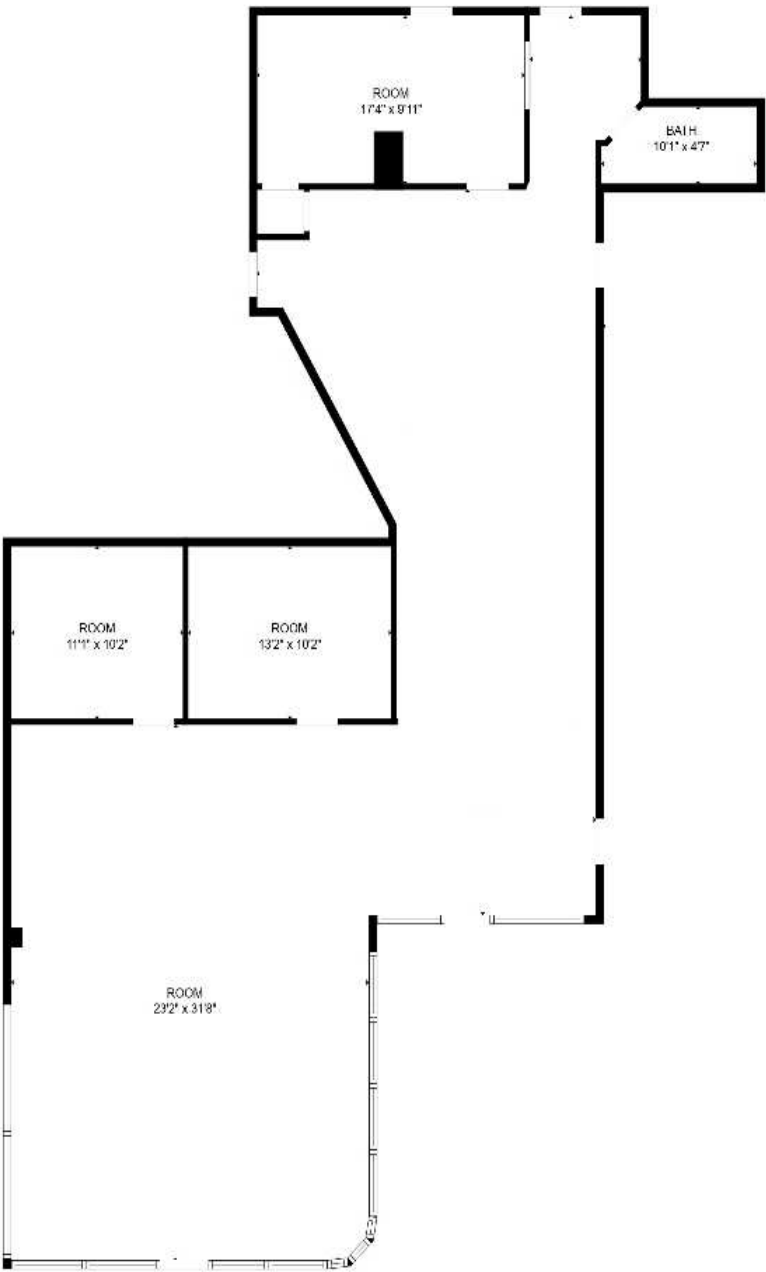
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FLOOR PLANS

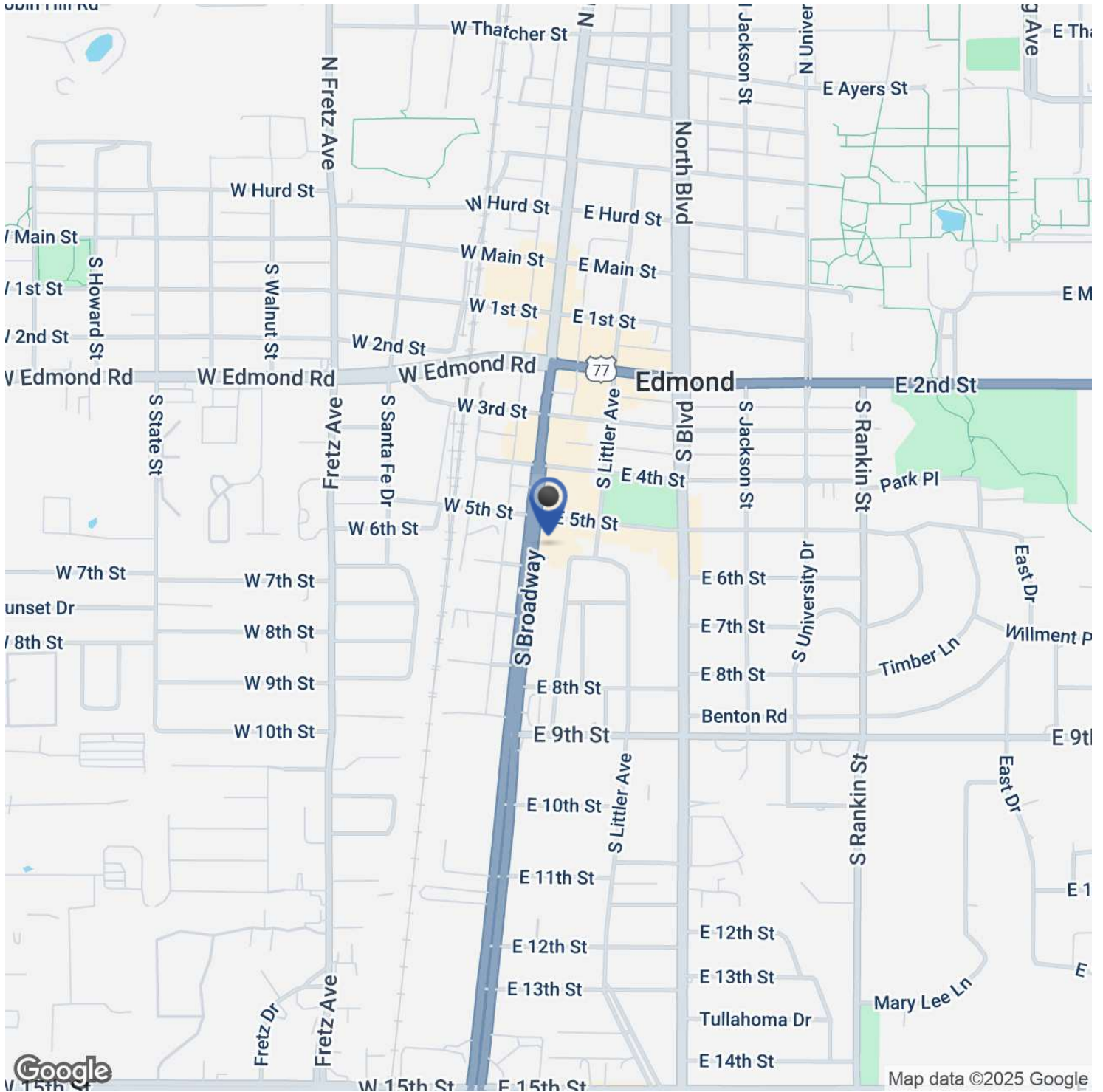


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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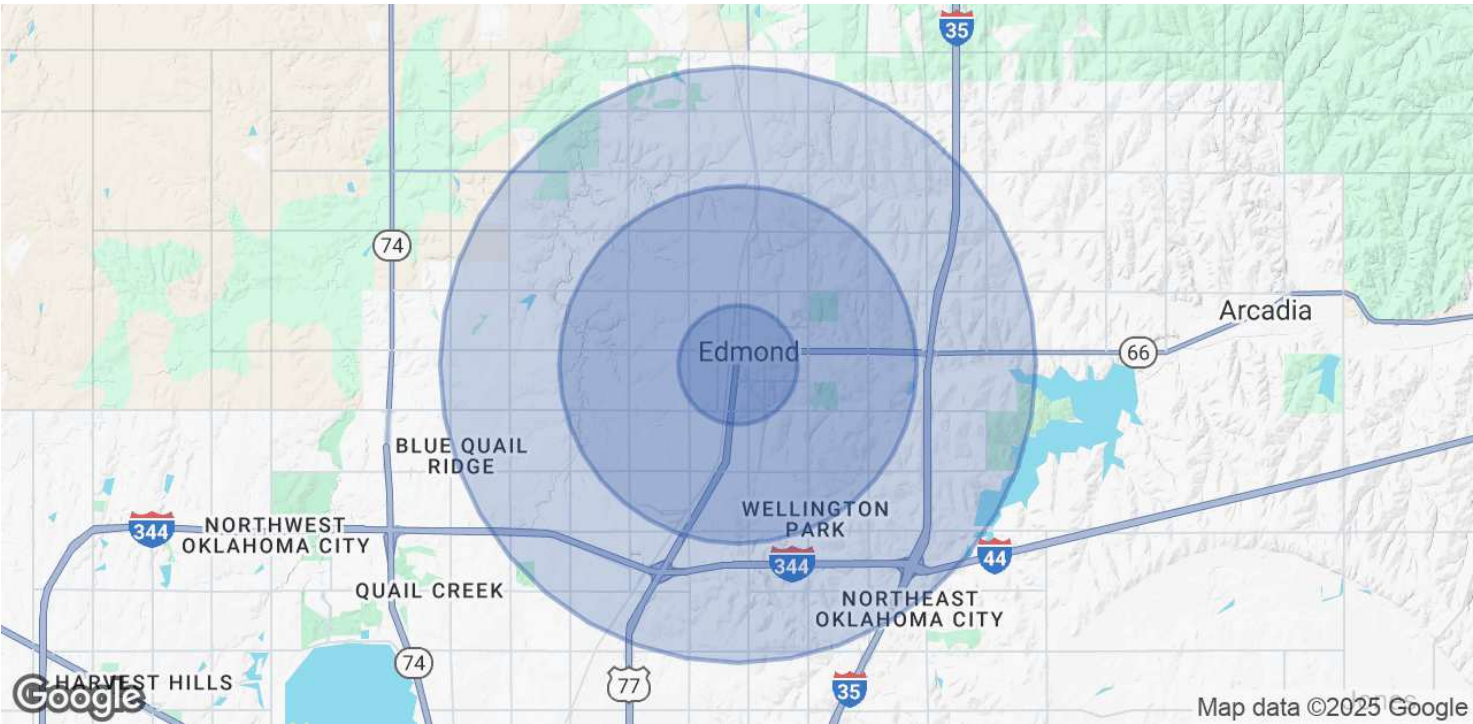
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,037	84,208	154,682
Average Age	36	38	38
Average Age (Male)	34	37	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,685	33,196	60,080
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$76,191	\$113,474	\$125,870
Average House Value	\$221,579	\$309,264	\$353,575

Demographics data derived from AlphaMap

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