



CBO

Penn Square Mall

Kilpatrick Turnpike

Auto Mall

CARMAX

Nestlé PUR

Villas at Stonebridge

The Wynn at Edmond Crossing

Broadway Ext

Jason's Deli

T.J. Maxx

Tuesday Morning

HomeGoods

Firestone

CHARLESTON'S

Arson's

Chick-fil-cow

TACO BELL

McDonald's

SITE

60,336 sq ft

33rd Street 21,117 cpd

ON THE BORDER

HOBBY LOBBY



HARD CORNER | GROUND LEASE  
33RD STREET AND BROADWAY EXTENSION, EDMOND, OK

THE  
RETAIL  
GROUP





## PROPERTY DETAILS

<b>Ground Lease Rate</b>	Contact Broker
<b>Available Pads</b>	
<b>Pad 1</b>	1.04 Acres
<b>Pad 2</b>	0.6 Acres

## LOCATION HIGHLIGHTS

Gateway intersection into Edmond from OKC

Home of the University of Central Oklahoma, with an enrollment of nearly 15,000 in undergraduate and graduate programs

Estimated annual income in Edmond is \$4 billion and an average household income is \$135,862

Edmond is consistently ranked as a top U.S. city to live and do business

## 2023 SNAPSHOT



**Estimated Vehicles/Day**  
Broadway Ext. at 33rd  
50,336



**Avg. HH Income**  
3-mi Radius  
\$102,598



**Population**  
3-mi Radius  
70,362





Edmond Central Middle School

Edmond Memorial High School



HOBBY LOBBY

verizon

NATURAL GROCERS

Bank of America



Jason's Deli

AMF

Villas at Stonebridge



TJ-maxx

Tuesday Morning

HomeGoods

Firestone

21,177 sq ft

SITE

Schlotzsky's

COX

Edmond music

33rd Street

Broadway Ext 50,336 sq ft

THE RETAIL GROUP

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