



CREEK|CRE

RETAIL SPACE FOR SALE

DOWNTOWN EDMOND, OK

4 S Broadway, Edmond, OK 73034

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FEBRUARY 10, 2026

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$550,000
Building Size:	2,250 SF
Lot Size:	3,500 SF
Number of Units:	1
Price / SF:	\$244.44
Year Built:	1939
Zoning:	CBD

PROPERTY OVERVIEW

4 S Broadway is a unique investment opportunity in the heart of Edmond's Downtown! This historic 2,250 SF building, built in 1923, offers two units perfect for retail or street retail ventures. Zoned CBD to accommodate a variety of business opportunities, this property is an ideal choice for investors looking to capitalize on the revitalization of the Edmond area.

PROPERTY HIGHLIGHTS

- Unique Opportunity to Own a Historic Building in Downtown Edmond
- Out on a Limb lease in place through Sept. 30, 2029
- Strong Potential for Various Retailers
- Friendly Small Business District
- Significant Focus on Downtown Revitalization Through the City of Edmond
- Well Maintained Property on Both Interior and Exteriors

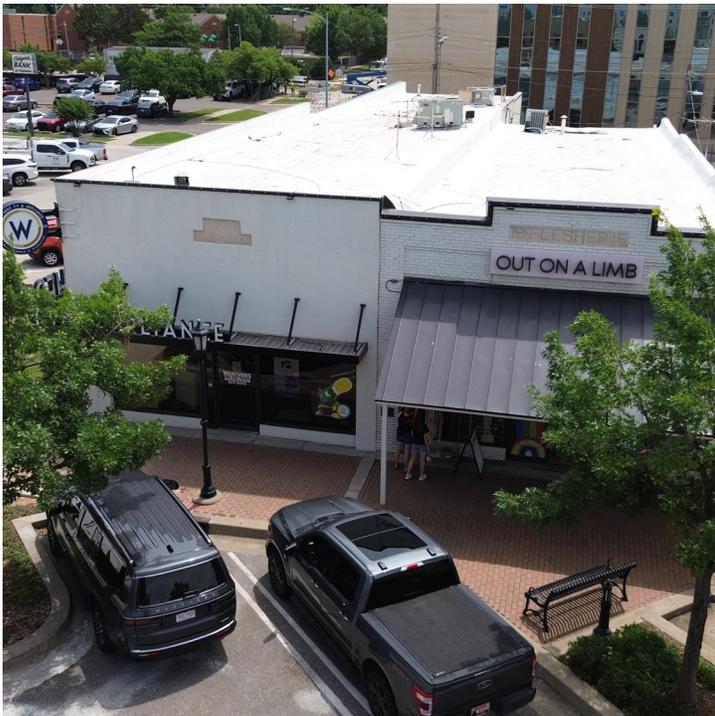
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ADDITIONAL PHOTOS



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RETAILER MAP

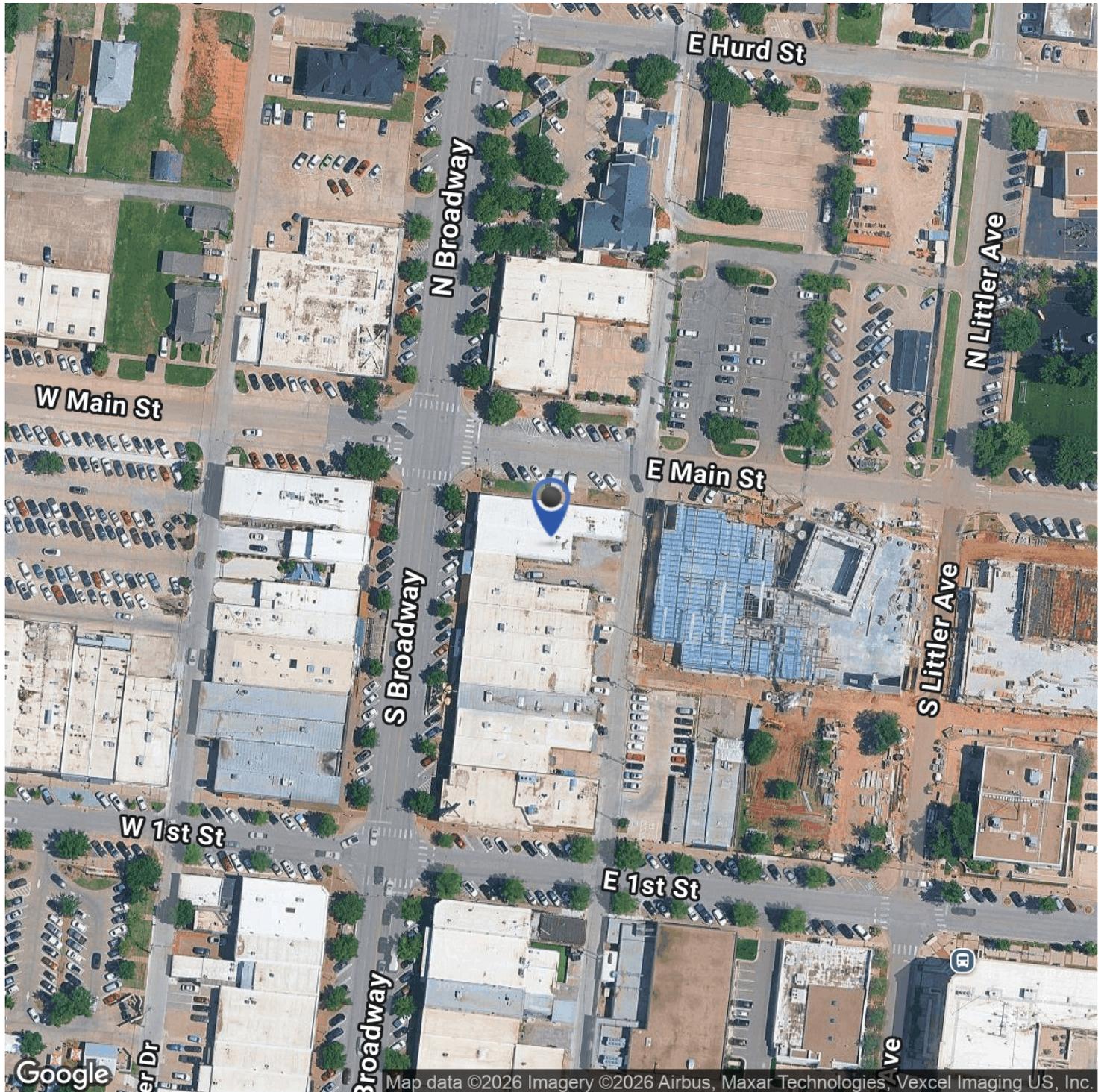


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LOCATION MAP

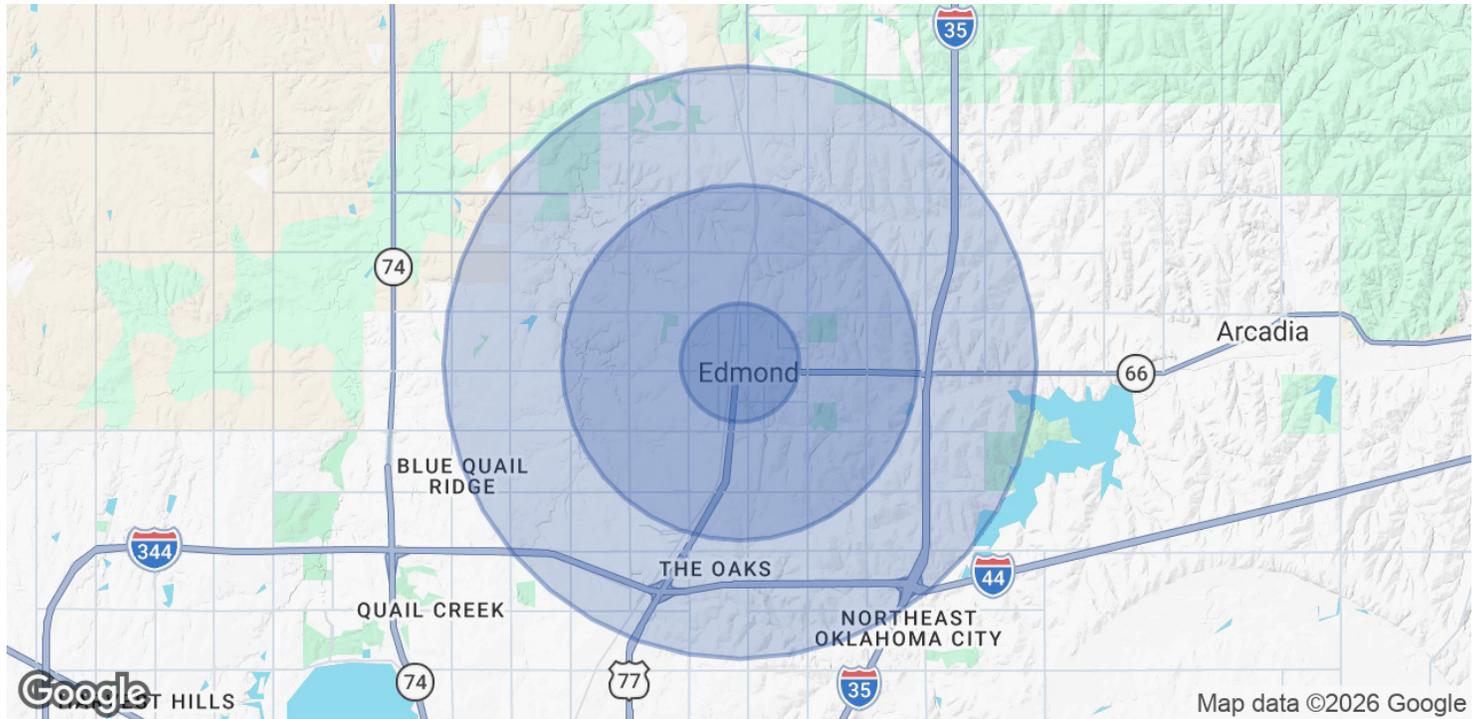


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,738	83,575	158,529
Average Age	35	39	38
Average Age (Male)	33	37	37
Average Age (Female)	37	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,076	33,211	61,429
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$73,071	\$116,266	\$128,197
Average House Value	\$229,859	\$318,992	\$359,033

Demographics data derived from AlphaMap

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