



PRICE: \$18 - 22 SF/YR

MARKET DEPOT

3409 S Broadway, Edmond, OK 73013

Brock Lytton

President/Managing Broker (OK)
405.250.9596
brock@moriahrealestate.com

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Suite Description

Currently 2 Suites available. Suite 150 is 1,500 SF white box on the north side of the center. Suite 600 is a 4,500 SF second generation salon space facing the east (Broadway Extension) .

Property Highlights

- Great visibility from road
- Traffic Count: 70,000 vehicles per day
- Located at the gateway of Edmond
- Main Tenants include Charleston's Restaurant, Alfredo's Restaurant, Traditions Fine Furniture



Location Description

Market Depot is a premier multi-tenant shopping center strategically positioned at one of the busiest intersections in the state of Oklahoma, boasting over 70,000 vehicles per day (VPD). This high-traffic location offers exceptional visibility and convenient access, making it an ideal destination for both retailers and customers.

The center features a strong and diverse tenant mix including well-known names such as Charleston's Restaurant, Alfredo's Mexican Café, Express, Traditions Fine Furniture, Dogtopia, and more. With its prime corner location, established co-tenants, and high daily traffic, Market Depot presents a dynamic and sought-after retail environment for businesses looking to thrive.

Offering Summary

Lease Rate:	\$18 - 22 SF/yr (NNN)
Available SF:	1,500 - 4,500 SF

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MARKET DEPOT - SUITES AVAILABLE

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Lease Information

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,500 - 4,500 SF	Lease Rate:	\$18 - \$22 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 150	Available	1,500 SF	NNN	\$22.00 SF/yr	Located between Alfredo's and Traditions, this space is in white box condition.
Suite 600	Available	4,500 SF	NNN	\$18.00 - \$20.00 SF/yr	Formerly M Salon. This second generation Salon space includes 7 hair wash stations, 10 individual private salon suites, and 10 individual stations. Includes 2 restrooms as well as a breakroom.

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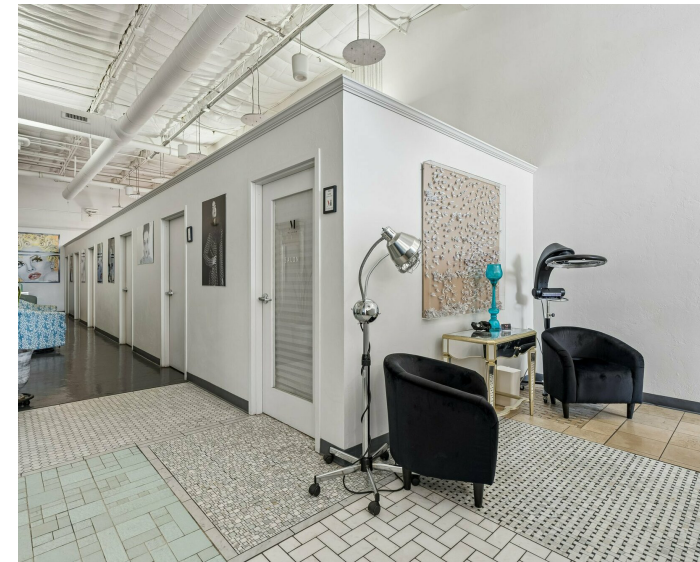
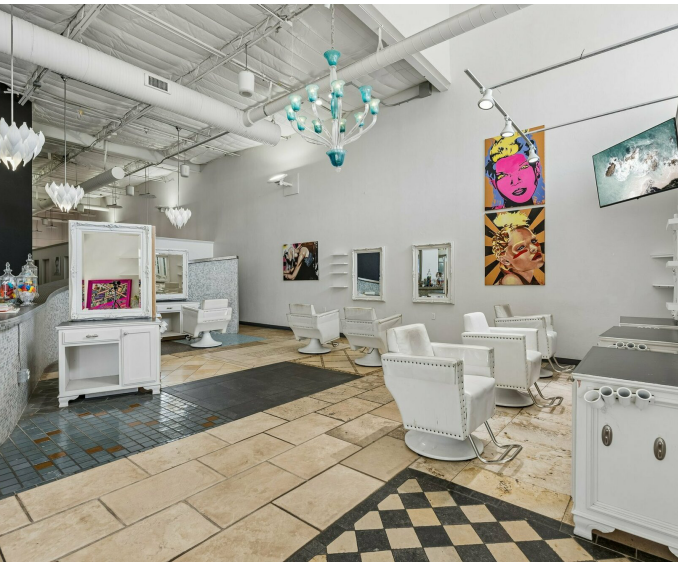
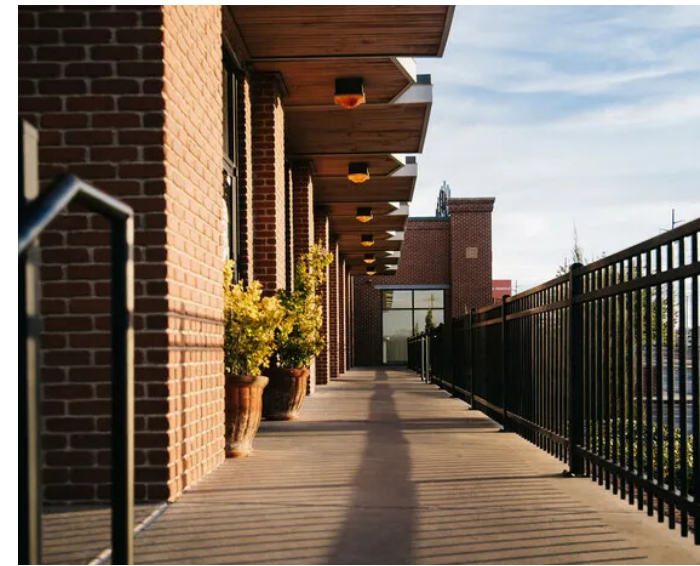
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MORIAH
BROKERAGE SERVICES, LLC

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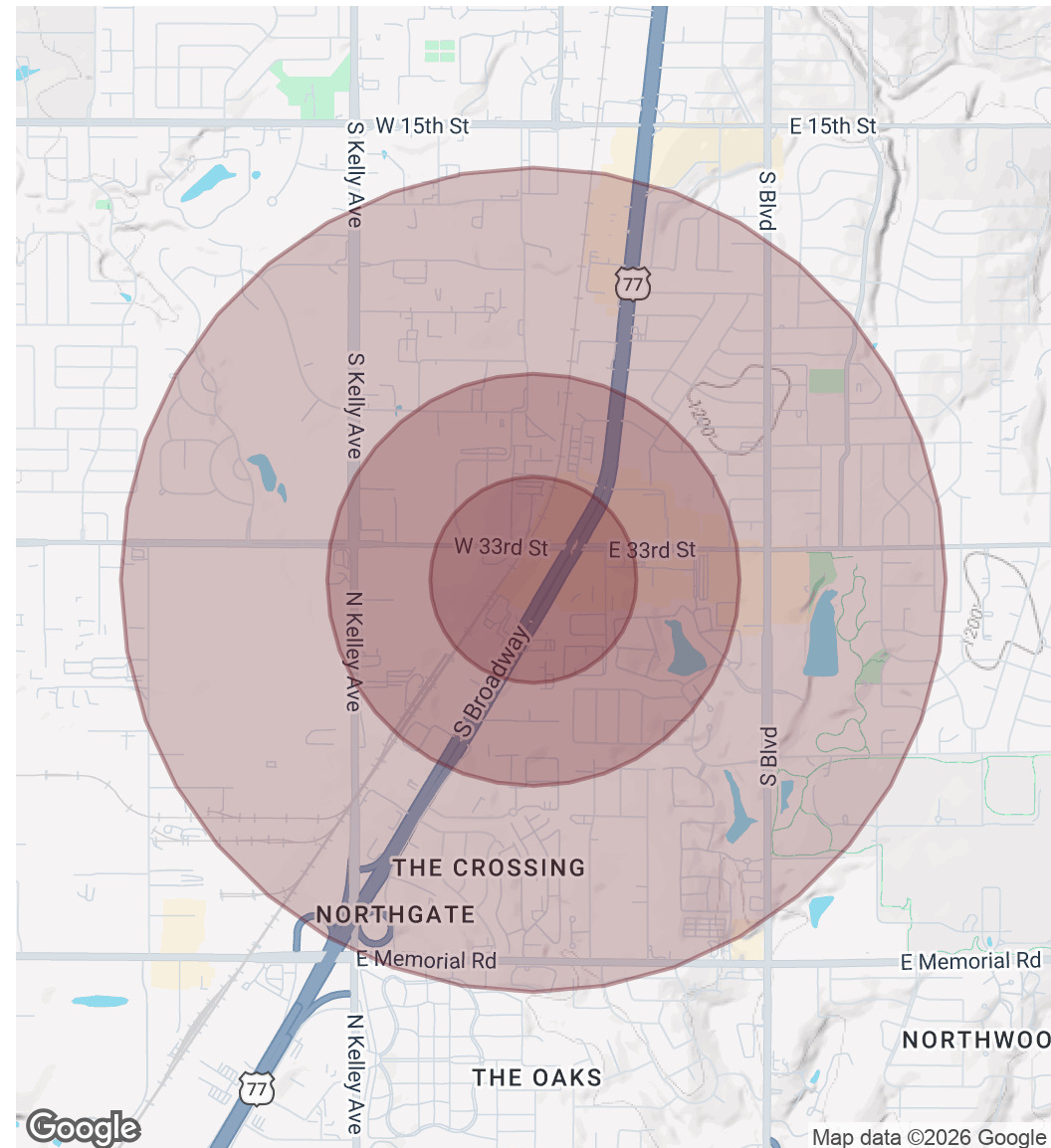
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	544	1,972	7,460
Average Age	32.4	32.4	31.8
Average Age (Male)	34.5	34.0	30.8
Average Age (Female)	31.9	31.7	32.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	238	869	3,485
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$80,539	\$78,180	\$69,121
Average House Value	\$368,004	\$342,073	\$230,361

2020 American Community Survey (ACS)



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