

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$12.00 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	\$12.00 SF/yr	2,000 SF

**TYLER HUXLEY**  
405.973.8435  
tyler@creekcre.com

**GARRETT MCGINNIS**  
405.919.9297  
garrett@creekcre.com

## ADDITIONAL PHOTOS



**TYLER HUXLEY**  
405.973.8435  
tyler@creekcre.com

**GARRETT MCGINNIS**  
405.919.9297  
garrett@creekcre.com

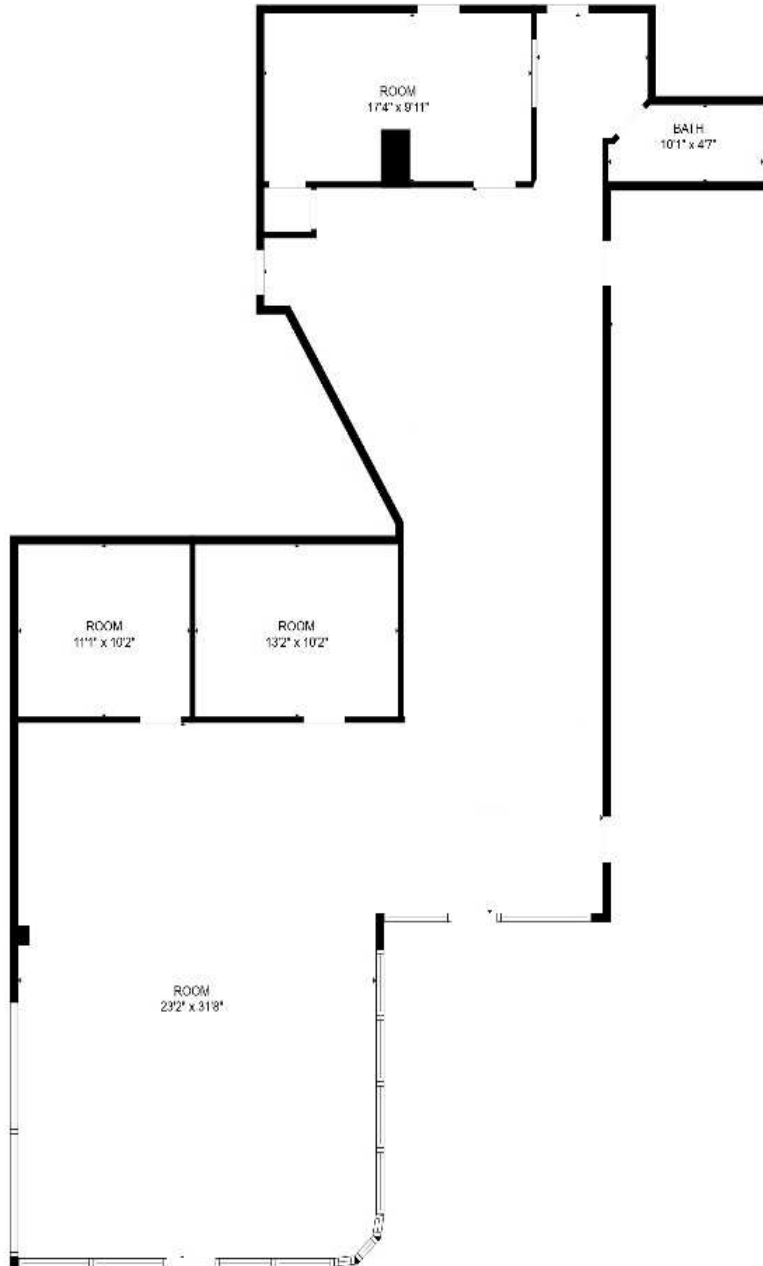
## ADDITIONAL PHOTOS



**TYLER HUXLEY**  
405.973.8435  
tyler@creekcre.com

**GARRETT MCGINNIS**  
405.919.9297  
garrett@creekcre.com

## FLOOR PLANS



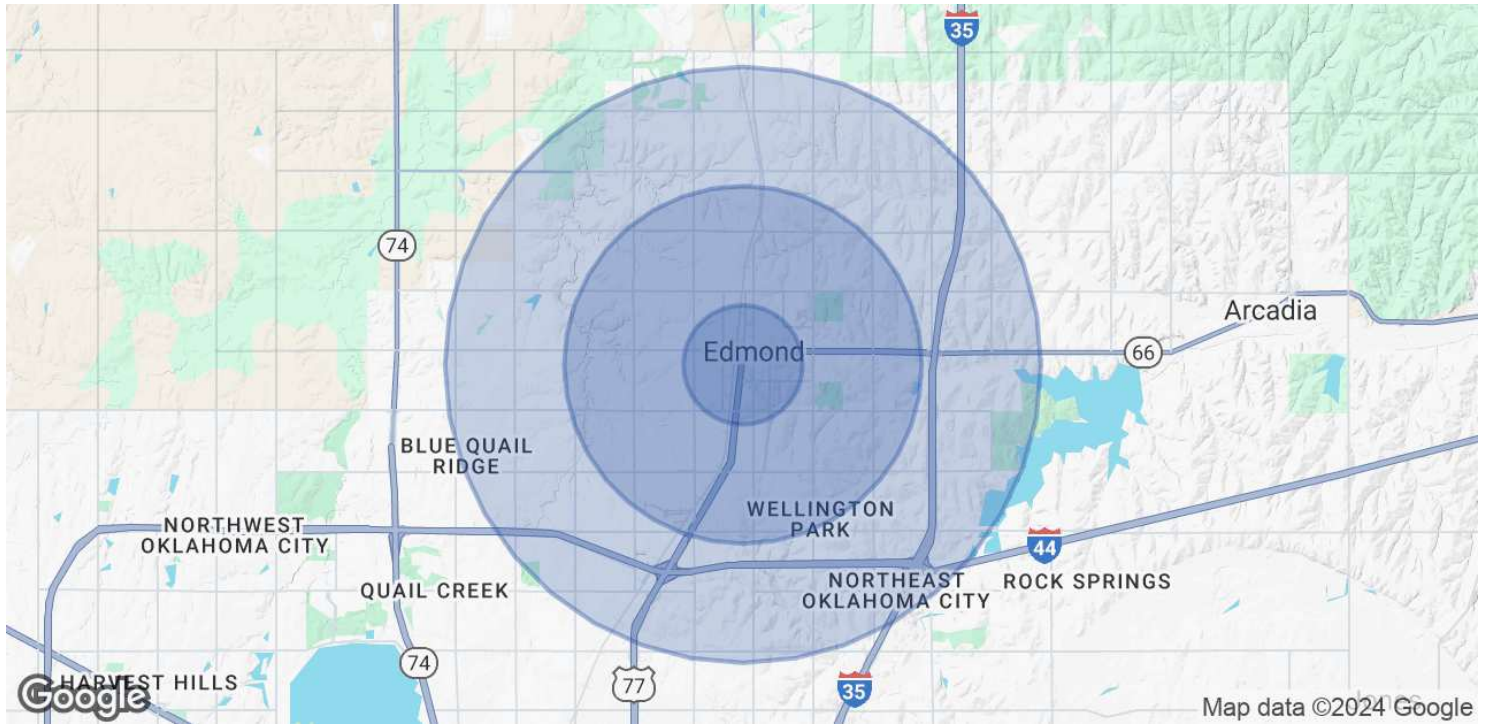
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**TYLER HUXLEY**  
405.973.8435  
tyler@creekcre.com

**GARRETT MCGINNIS**  
405.919.9297  
garrett@creekcre.com



## 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

**TYLER HUXLEY**  
405.973.8435  
tyler@creekcre.com

**GARRETT MCGINNIS**  
405.919.9297  
garrett@creekcre.com