Executive Summary



Details

Sale Price:	$1,300,000
Lot Size:	1.96 Acres
Building Size:	6,220 SF
Year Built:	1993
Zoning:	PUD (E-2)

Highlights

- High Traffic
- Great Visibility
- 1.96 Acres on Broadway
- Pylon Sign

Overview

This freestanding retail property was a former restaurant. The property has since been demoed out, and is ready for a new concept or redevelopment of the site. The property features excellent visibility on Edmond's busiest corridor.

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CREEK PRICE EDWARDS

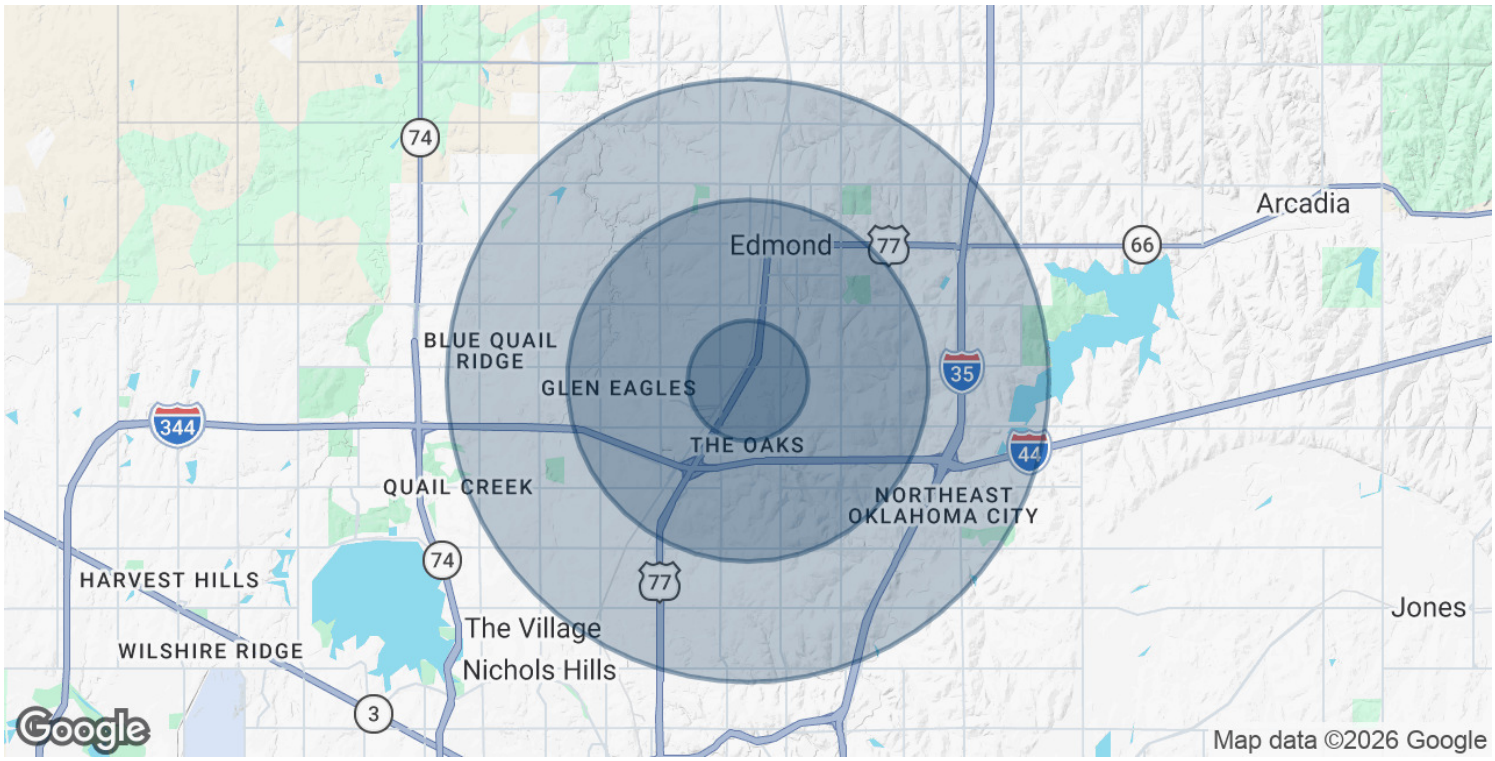
Retailer Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	8,755	56,998	137,022
Average Age	27.6	31.6	32.8
Average Age (Male)	25.9	29.9	31.2
Average Age (Female)	29.0	33.1	34.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,130	21,864	53,736
# of Persons per HH	2.8	2.6	2.5
Average HH Income	$63,597	$73,286	$77,107
Average House Value	$151,232	$187,649	$196,702

2020 American Community Survey (ACS)

11102026

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