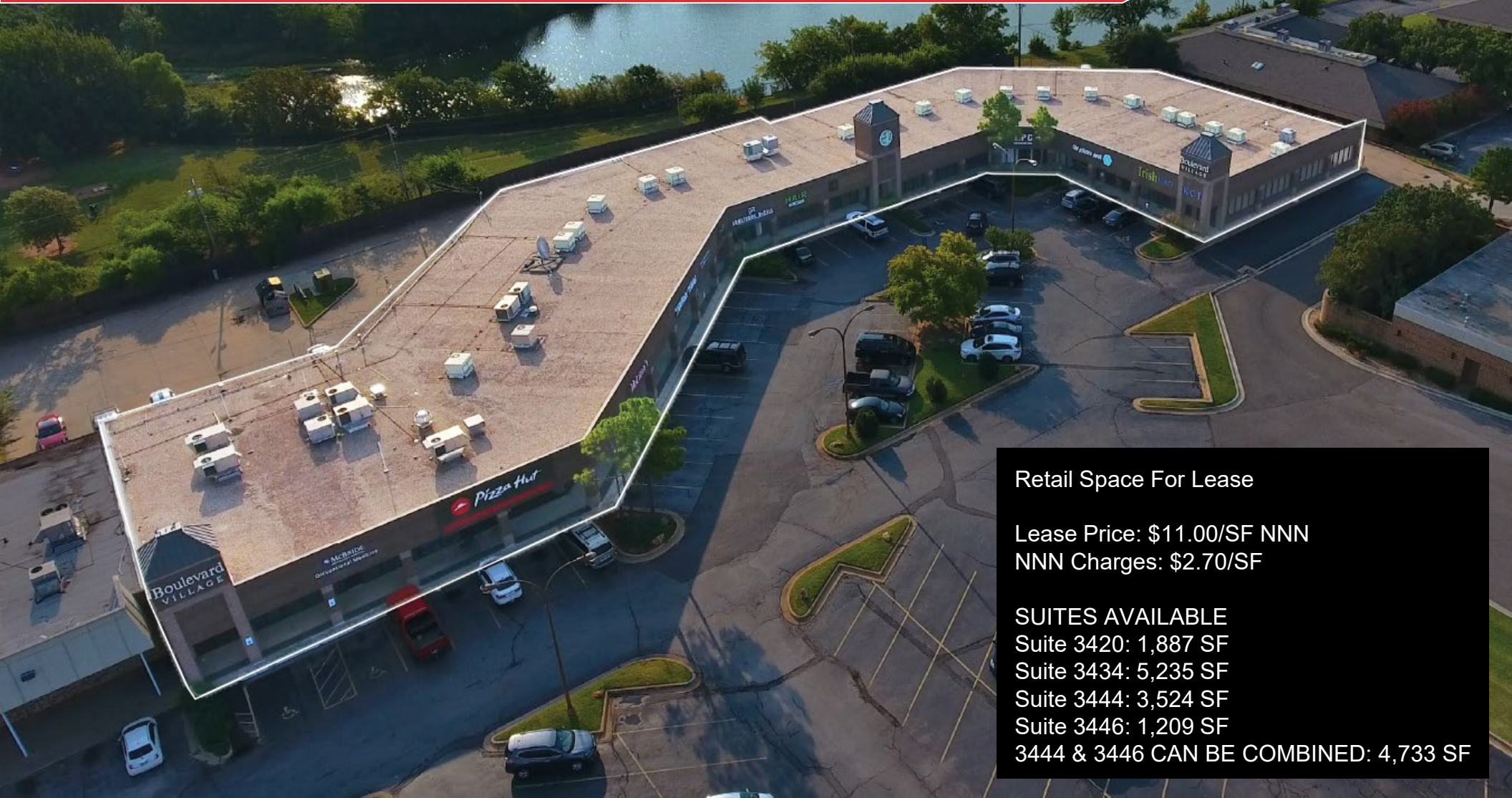


BOULEVARD VILLAGE  
3406 S. BOULEVARD  
EDMOND, OK 73013



Retail Space For Lease

Lease Price: \$11.00/SF NNN

NNN Charges: \$2.70/SF

SUITES AVAILABLE

Suite 3420: 1,887 SF

Suite 3434: 5,235 SF

Suite 3444: 3,524 SF

Suite 3446: 1,209 SF

3444 & 3446 CAN BE COMBINED: 4,733 SF

**NAI**RED COMMERCIAL  
REAL ESTATE  
405.840.0600 | [NAIRED.COM](http://NAIRED.COM)

NATHAN WILSON  
405.760.5327  
[NATHAN@NAIRED.COM](mailto:NATHAN@NAIRED.COM)

HENRY JACKSON  
405.240.4946  
[HENRY@NAIRED.COM](mailto:HENRY@NAIRED.COM)



## PROPERTY OVERVIEW

TOTAL SF	36,173 SF
LOT SIZE	3.45 ACRES +/-
YEAR BUILT	1986
ZONING	D-2, Neighborhood Commercial

- Great for Office or Retail
- 470 Parking Spaces
- Highly Visible Signage on Boulevard
- Drive Thru Possible
- Frontage: 383' on Boulevard
- Easy Access to Broadway Extension
- Close Proximity to Kilpatrick Turnpike
- East of Villas at Stonebridge

## DEMOGRAPHICS



**POPULATION**  
 1 MILE: 10,077  
 3 MILES: 61,083  
 5 MILES: 148,411



**AVERAGE HOUSEHOLD INCOME**  
 1 MILE: \$77,501  
 3 MILES: \$97,556  
 5 MILES: \$97,220

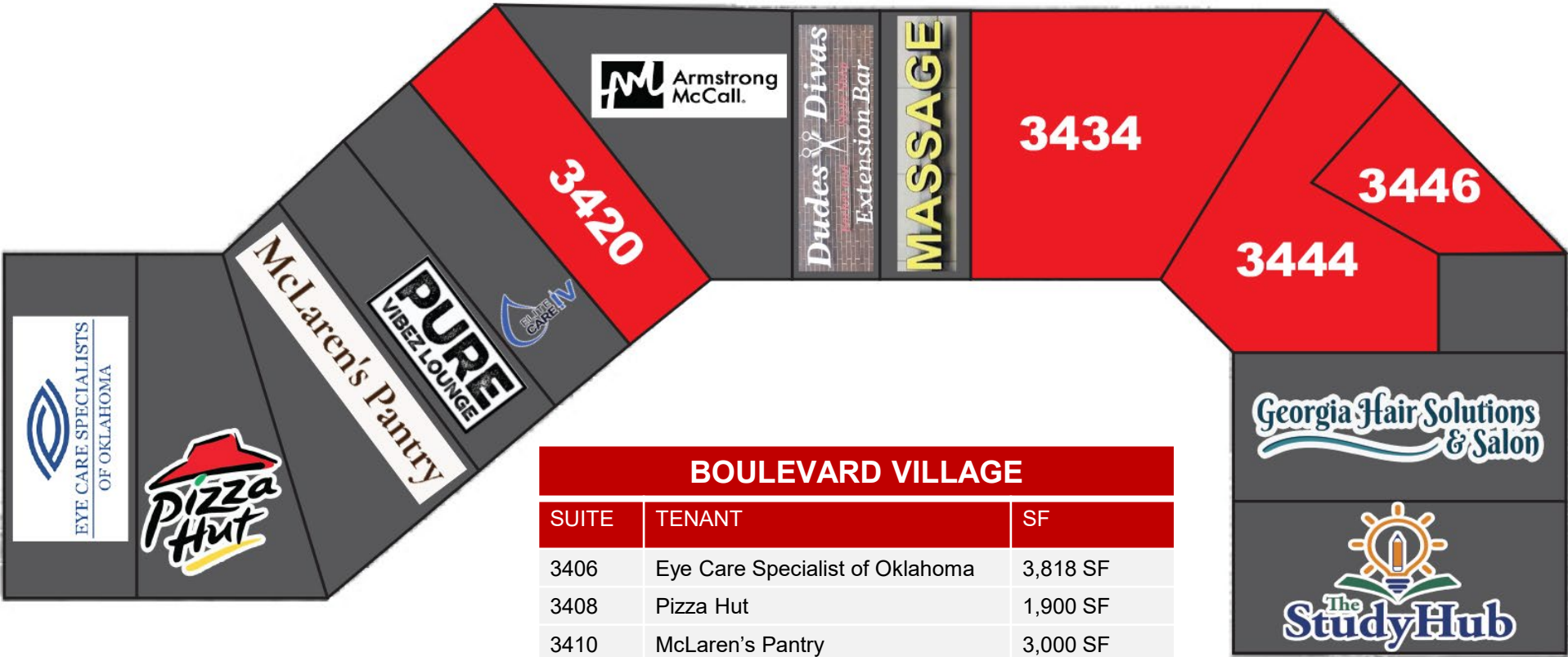


**TOTAL HOUSEHOLDS**  
 1 MILE: 4,267  
 3 MILES: 25,494  
 5 MILES: 60,777



- On Highway 69
- 2 Miles from Highway 10
- 2 Miles from Highway 59
- 3.5 Miles from I-44

# BOULEVARD VILLAGE SITE PLAN



BOULEVARD VILLAGE		
SUITE	TENANT	SF
3406	Eye Care Specialist of Oklahoma	3,818 SF
3408	Pizza Hut	1,900 SF
3410	McLaren's Pantry	3,000 SF
3416	Pure Vibe Lounge	1,500 SF
3418	Elite Care IV	1,500 SF
<b>3420</b>	<b>VACANT</b>	<b>1,887 SF</b>
3422	Armstrong McCall	2,635 SF
3426	Dudes & Divas Salon	997 SF
3428	Massage	1,535 SG
<b>3434</b>	<b>VACANT</b>	<b>5,235 SF</b>
<b>3444</b>	<b>VACANT</b>	<b>3,524 SF</b>
<b>3446</b>	<b>VACANT</b>	<b>1,209 SF</b>
3452	Georgia Hair Solutions & Salon	2,800 SF
3456	The Study Hub	2,680 SF

# BOULEVARD VILLAGE – SUITE 3434 (5,235 SF)



SCAN FOR 3D TOUR



# BOULEVARD VILLAGE – SUITE 3444 (3,524 SF)



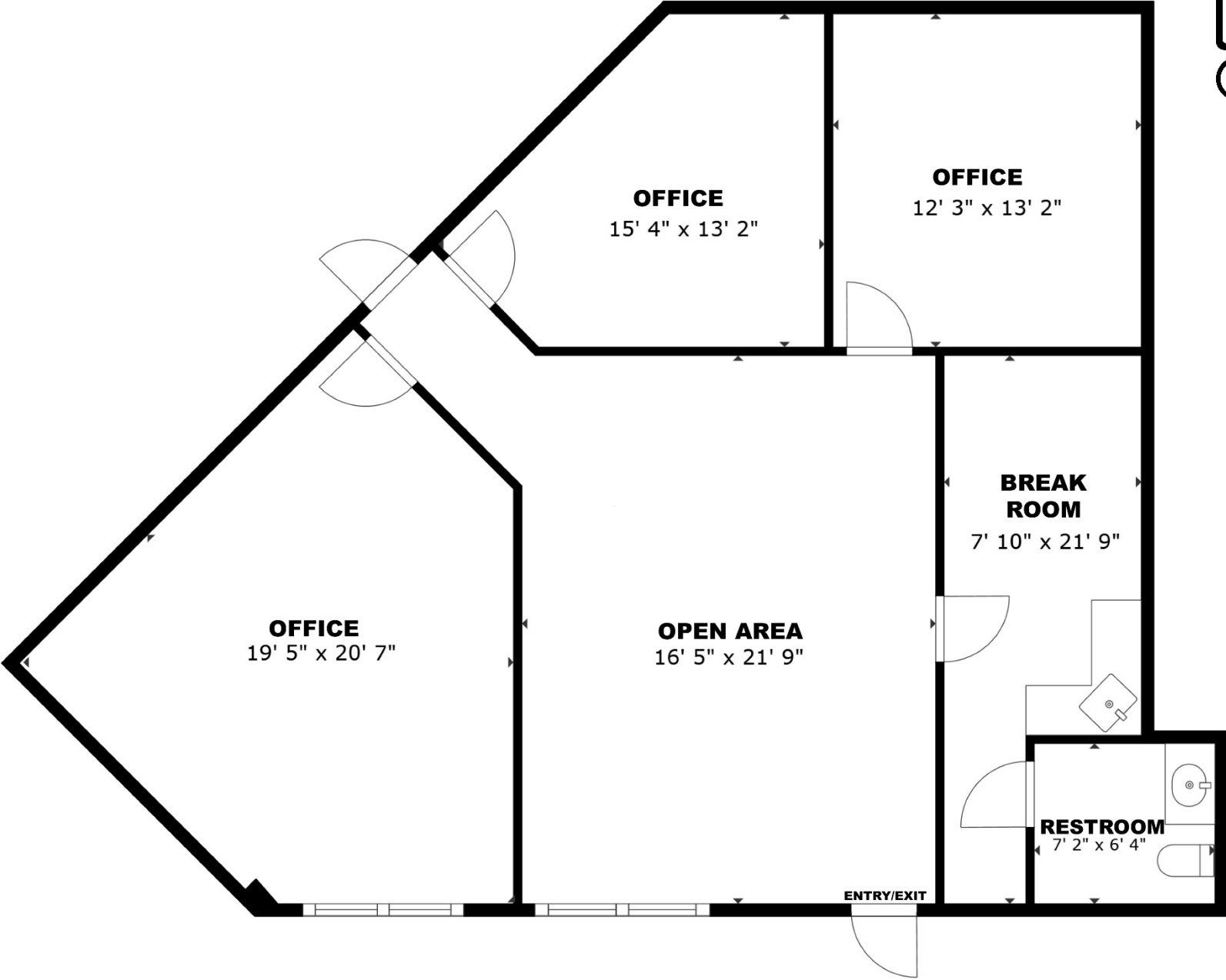
SCAN FOR 3D TOUR



# BOULEVARD VILLAGE – SUITE 3446 (1,209 SF)



SCAN FOR 3D TOUR



# BOULEVARD VILLAGE AERIAL



# BOULEVARD VILLAGE AERIAL

