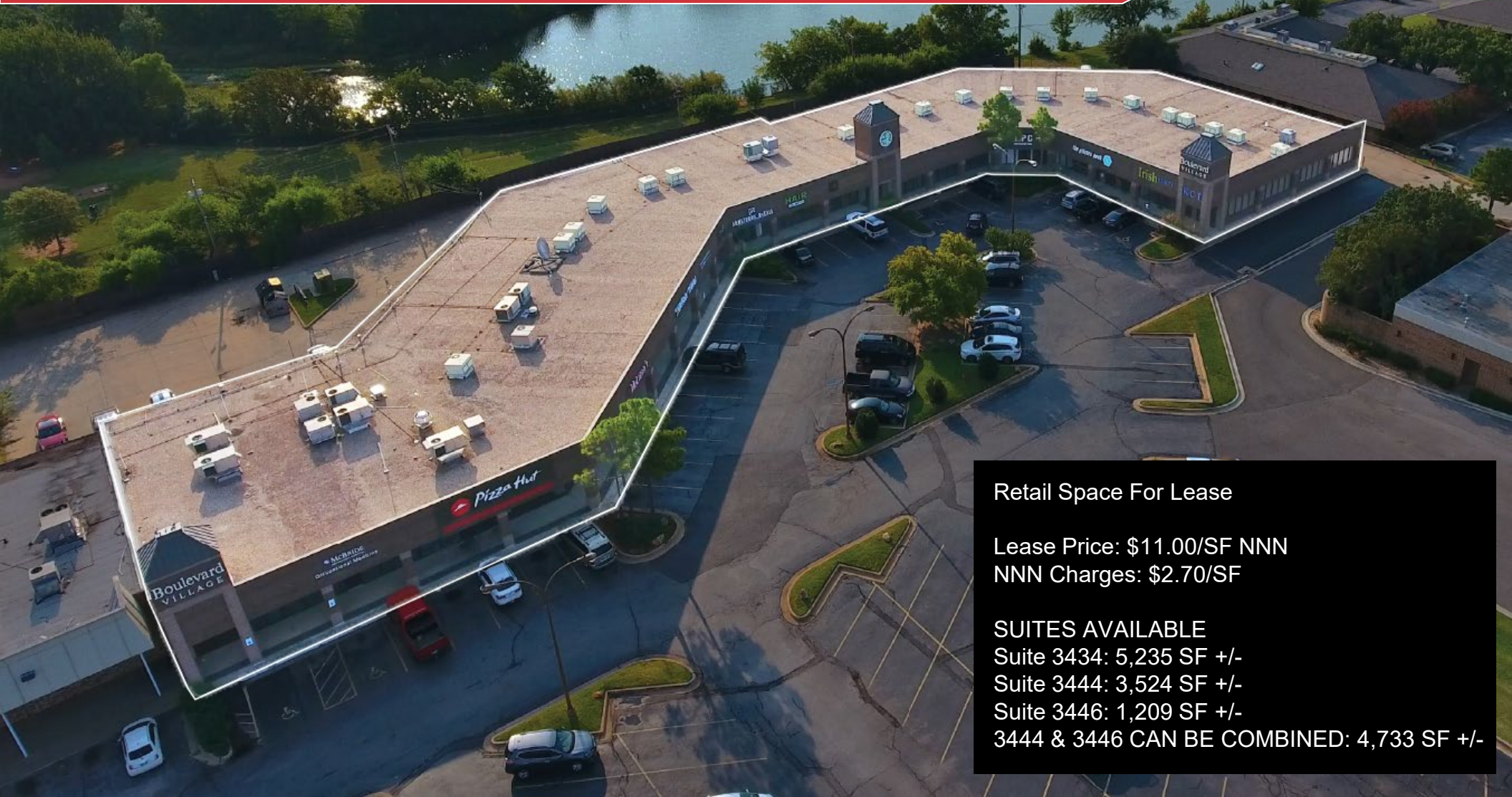


BOULEVARD VILLAGE
3406 S. BOULEVARD
EDMOND, OK 73013



Retail Space For Lease

Lease Price: \$11.00/SF NNN

NNN Charges: \$2.70/SF

SUITES AVAILABLE

Suite 3434: 5,235 SF +/-

Suite 3444: 3,524 SF +/-

Suite 3446: 1,209 SF +/-

3444 & 3446 CAN BE COMBINED: 4,733 SF +/-



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

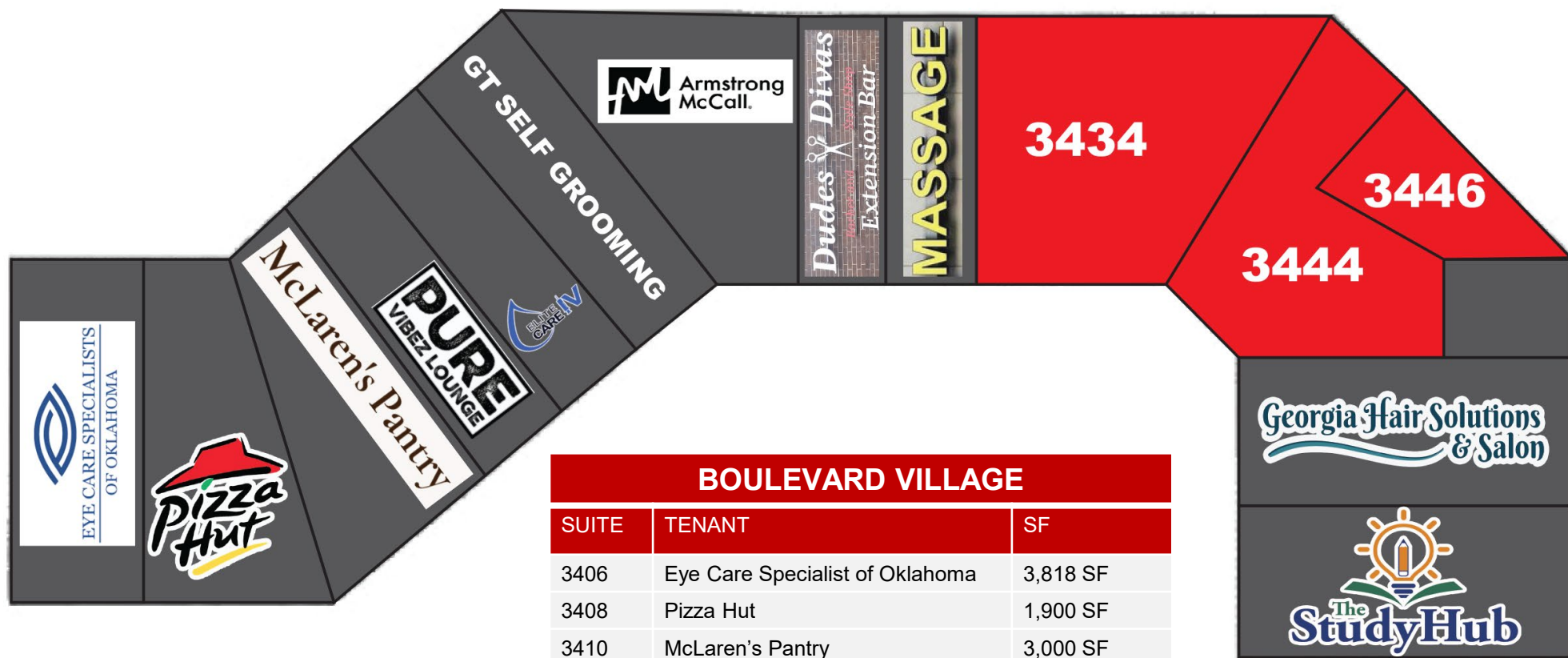


TOTAL HOUSEHOLDS
 1 MILE: 4,267
 3 MILES: 25,494
 5 MILES: 60,777



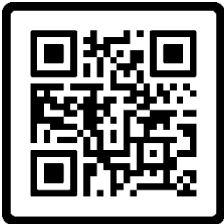
- On Highway 69
- 2 Miles from Highway 10
- 2 Miles from Highway 59
- 3.5 Miles from I-44

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
3420	GT Self Grooming	1,887 SF
3424	Armstrong McCall	2,635 SF
3426	Dudes & Divas Salon	997 SF
3428	Massage	1,535 SG
3434	VACANT	5,235 SF
3444	VACANT	3,524 SF
3446	VACANT	1,209 SF
3452	Georgia Hair Solutions & Salon	2,800 SF
3456	The Study Hub	2,680 SF

BOULEVARD VILLAGE – SUITE 3434 (5,235 SF)



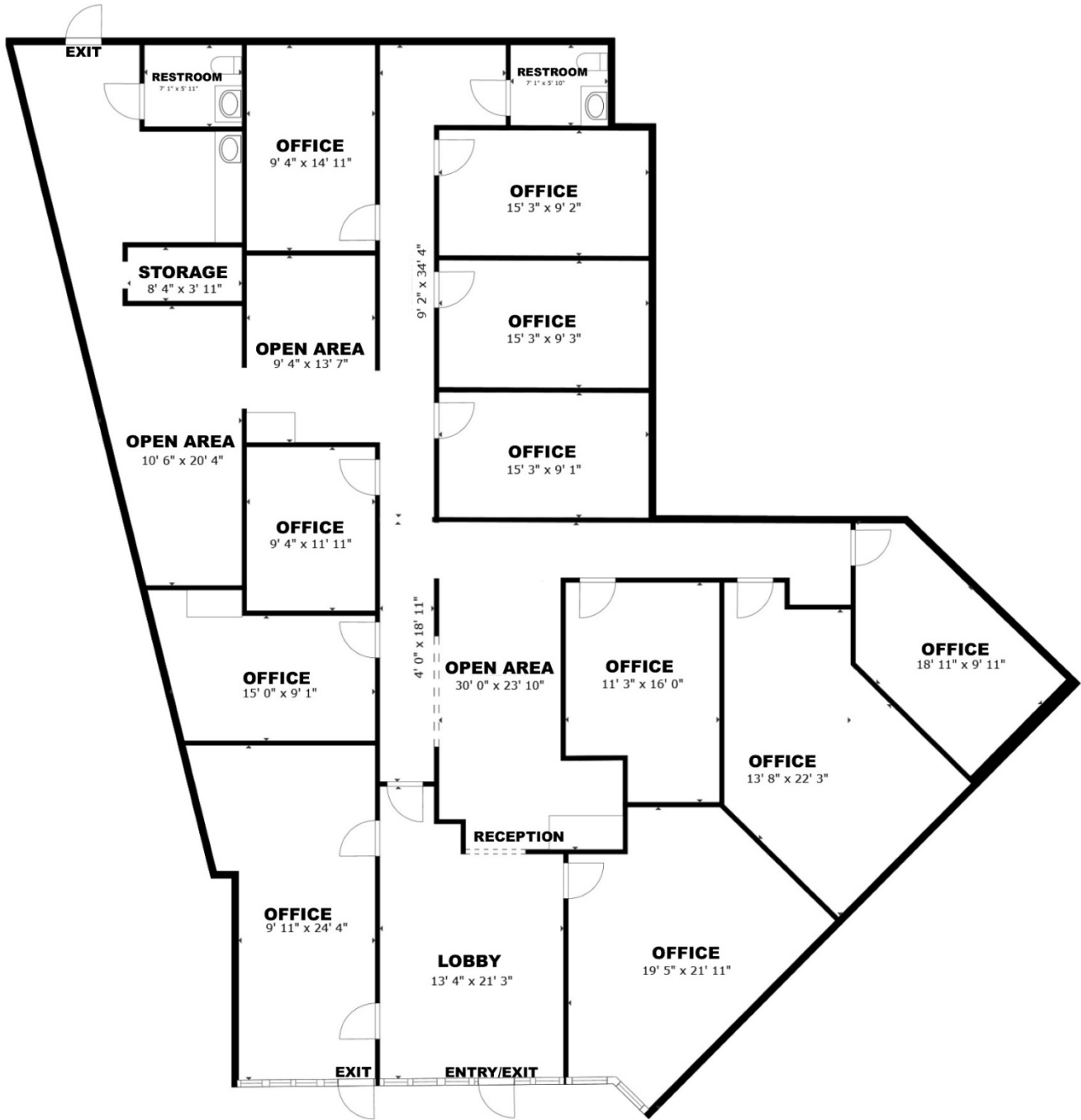
SCAN FOR 3D TOUR



BOULEVARD VILLAGE – SUITE 3444 (3,524 SF)



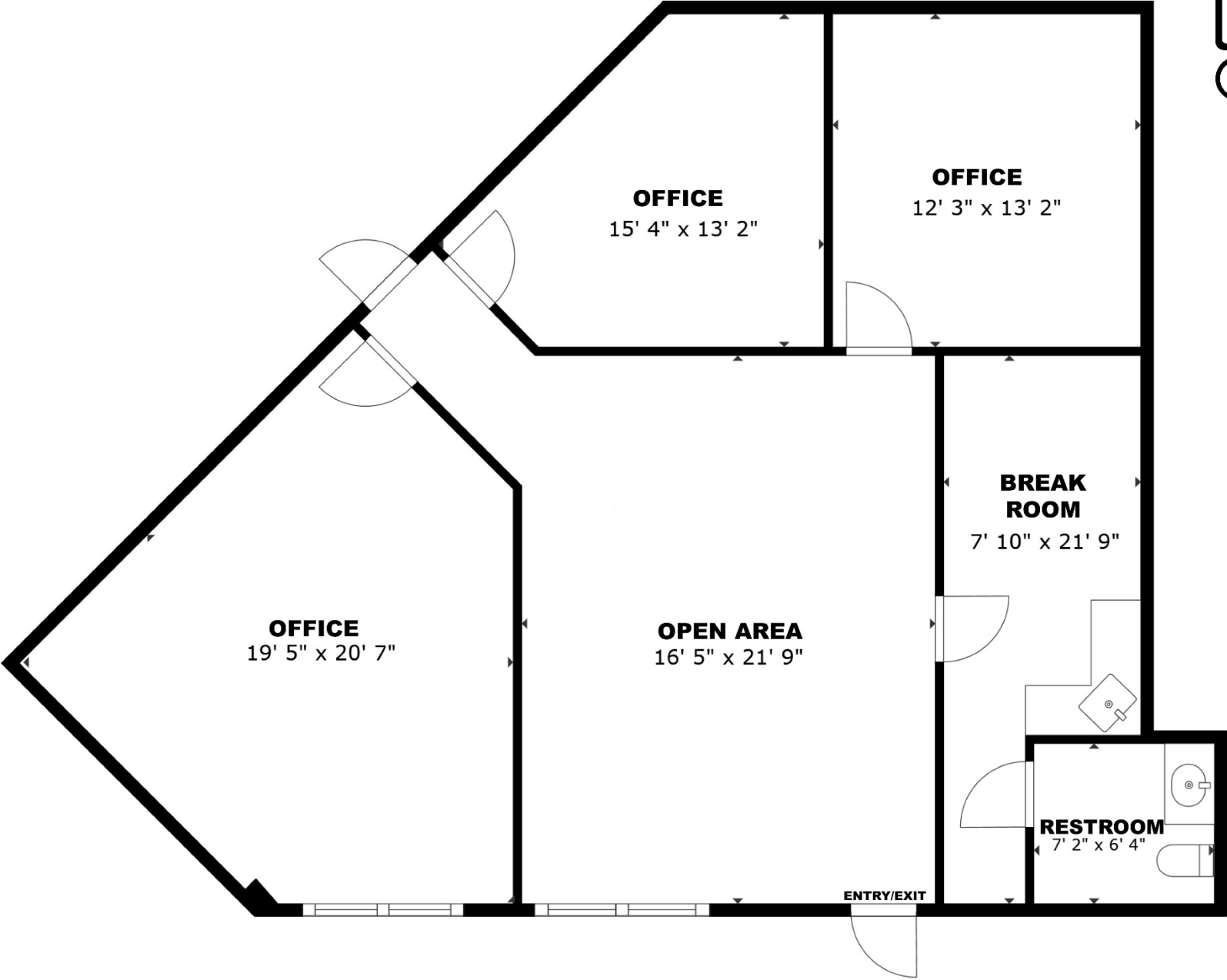
SCAN FOR 3D TOUR



BOULEVARD VILLAGE – SUITE 3446 (1,209 SF)



SCAN FOR 3D TOUR



BOULEVARD VILLAGE AERIAL



BOULEVARD VILLAGE AERIAL

