

For Sale | Turn-key Medical Clinic

CBRE

2300 E 2nd Street

Edmond, OK 73034



Stuart Graham

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Sale Price: \$925,000



Prime Medical/Retail Opportunity in Edmond, OK

- Easy access to major highways and local amenities
- Across the street from Uncommon Ground Sculpture Park
- Ideal medical office or conversion to retail
- Excellent visibility and high traffic count
- Rapidly developing area with strong economic fundamentals
- Neighbors Include: Uncommon Ground Sculpture Park, Pub W, Deka Lash, Dave's Hot Chicken, Neighborhood JAM, Primrose, Eddie's, 7-Eleven, Central Bank, and more.

+ Available

- 3,565 Sq. Ft.

+ Price

- \$925,000

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Demographics

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	8,902	57,553	116,057
2024 Households - Current Year Estimate	3,901	22,696	44,393
2024 Average Household Income	\$119,979	\$125,994	\$138,746

Traffic Counts

	Vehicles Per Day
E 2nd Street	27,541 VPD
S Coltrane Road	20,581 VPD

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