

**BOULEVARD VILLAGE
3406 S. BOULEVARD
EDMOND, OK 73013**

Retail Space For Lease

\$11.00/SF NNN

NNN Charges: \$2.70/SF

1,209 SF-5,235 SF



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**COMMERCIAL
REAL ESTATE**

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NATHAN WILSON

405.760.5327

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PROPERTY HIGHLIGHTS

- Great for Office or Retail
- 470 Parking Spaces
- Highly Visible Signage on Boulevard
- Drive Thru Possible
- Total SF: 36,173 SF
- Built: 1986
- Zoned: D-2, Neighborhood Commercial

SUITES AVAILABLE

- Suite 3406: 3,818 SF
- Suite 3416: 1,500 SF
- Suite 3434: 5,235 SF
- Suite 3444: 3,524 SF
- Suite 3446: 1,209 SF
- 3444 & 3446 CAN BE COMBINED: 4,733 SF

LOCATION HIGHLIGHTS

- Frontage: 383' on Boulevard
- Easy Access to Broadway Extension
- Close Proximity to Kilpatrick Turnpike
- East of Villas at Stonebridge

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SUITE 3406: 3,818 SF



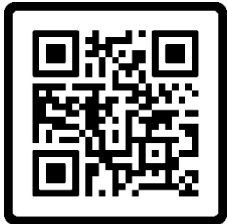
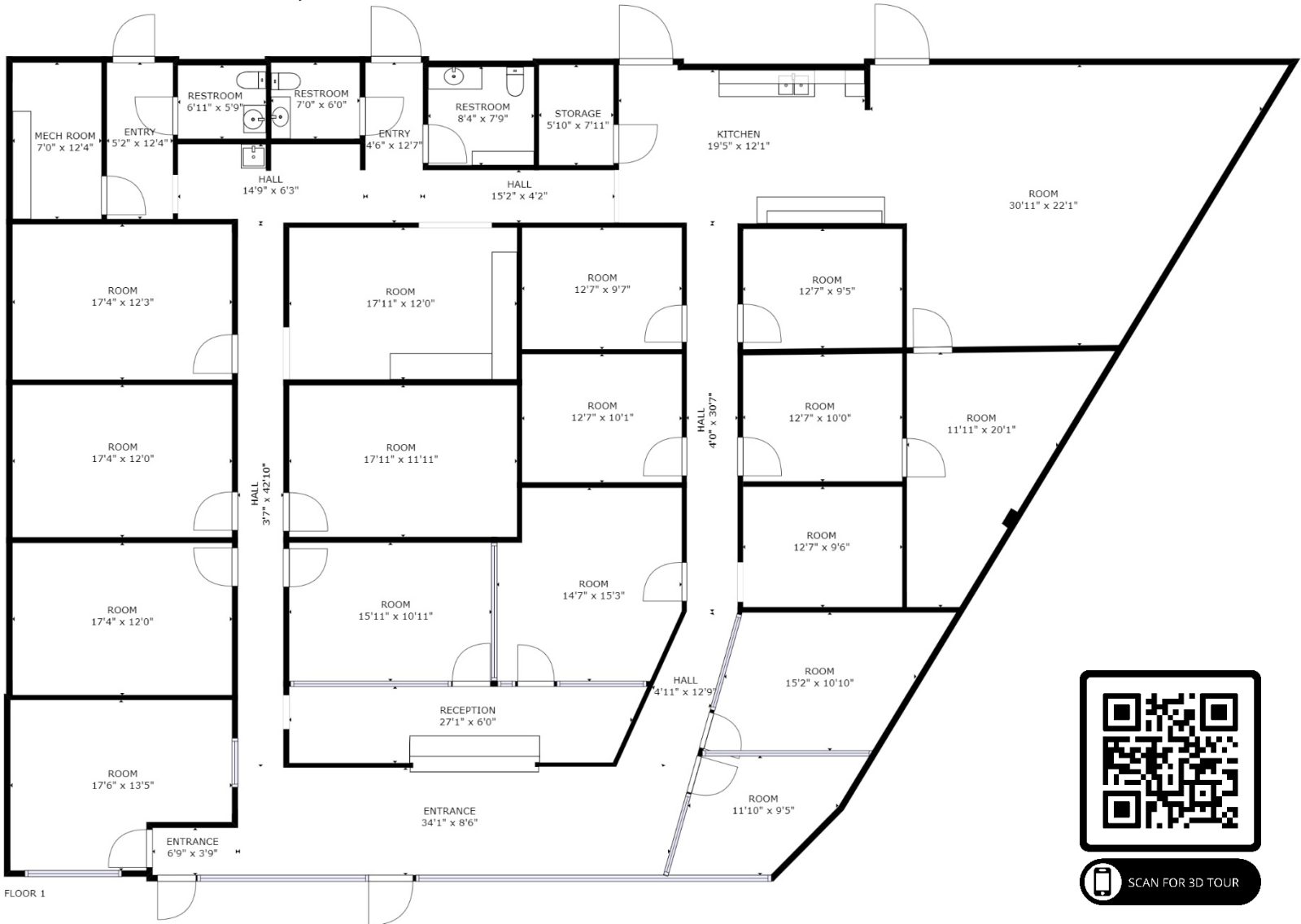
SCAN FOR 3D TOUR



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SUITE 3434: 5,235 SF



SCAN FOR 3D TOUR

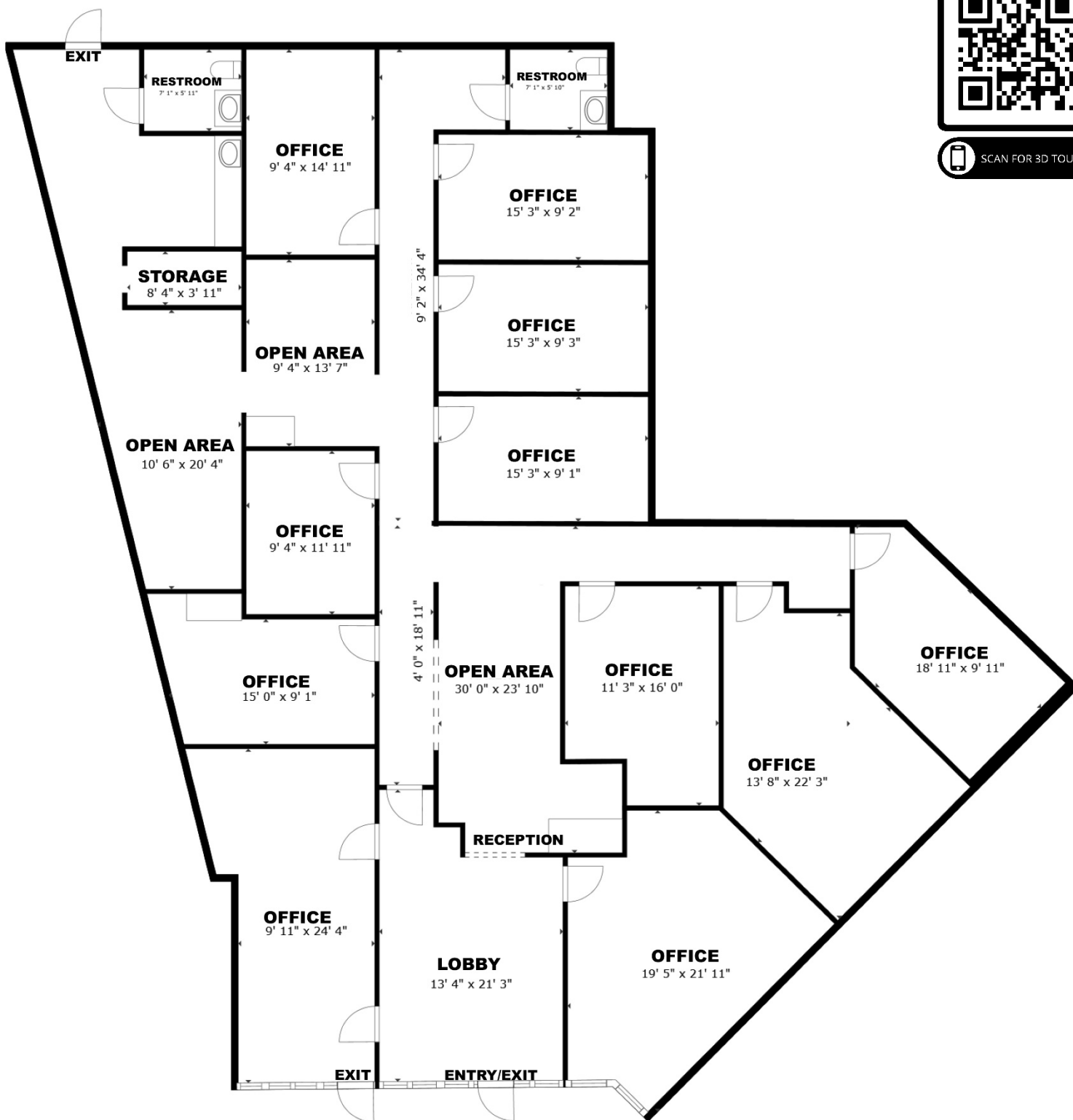


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SUITE 3444: 3,524 SF



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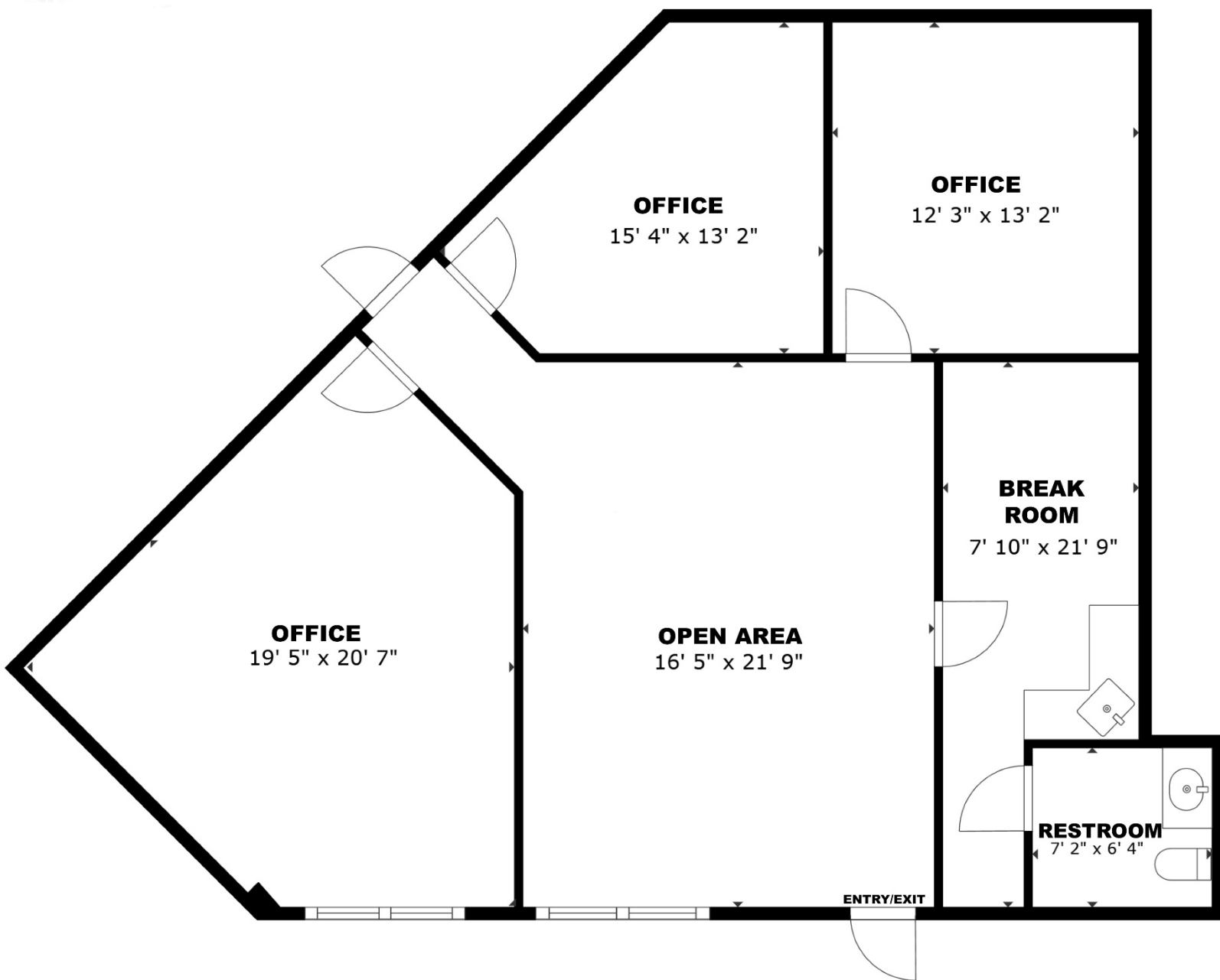
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SUITE 3446: 1,209 SF



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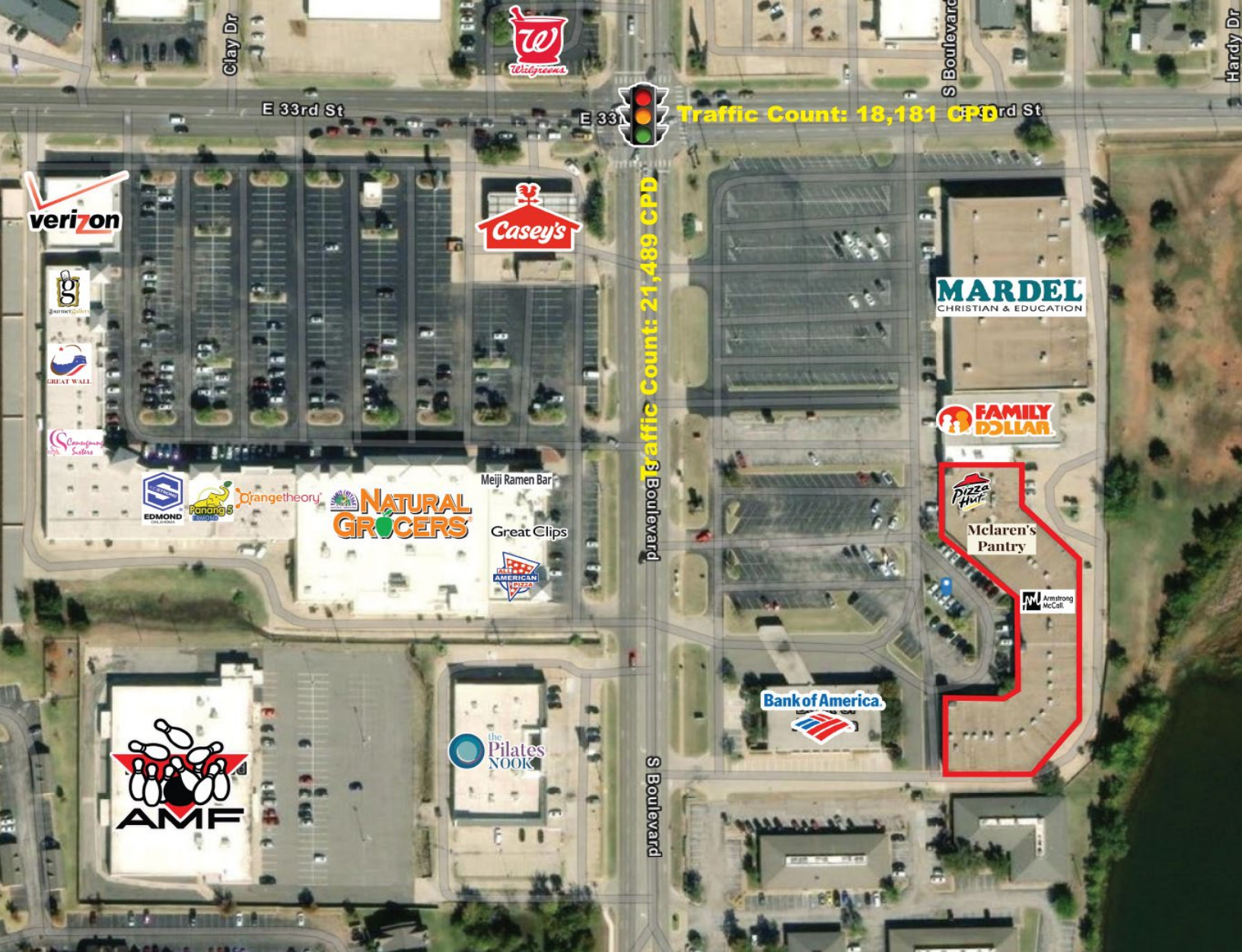
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,077	61,083	148,411
AVERAGE HOUSEHOLD INCOME	\$77,501	\$97,566	\$97,220
TOTAL HOUSEHOLDS	4,267	25,494	60,777

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