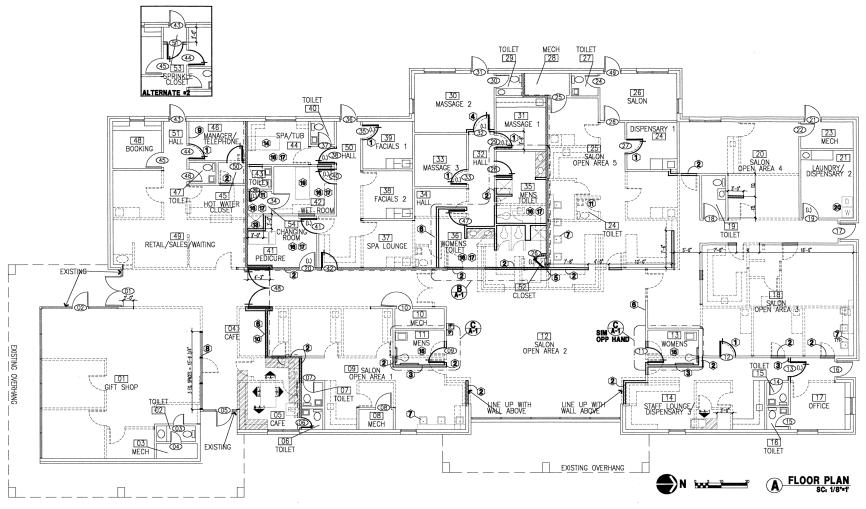




THE RETAIL GROUP



PROPERTY DETAILS

Sale Price	\$1,550,000
Lease Rate	\$10/SF
Additional Rent	\$3/SF
Building Size	10,018 SF
Lot Size	1.19 Acres
Year Built	1980
Appraised Value	\$1,750,000

PROPERTY OVERVIEW

Former Cottonwood Spa property now available for lease, ground lease or sale. The property sits on 1.19 acres off 33rd Street in the heart of Edmond, OK, one of the most coveted retail submarkets in Oklahoma. The building was originally built as a medical office. With lots of plumbing, this can be an easy retrofit back to medical, or the building can be demolished to make way for a Ground Lease. Excellent QSR site.

SNAPSHOT



Estimated Vehichles Per Day

33rd Street 21,117 VPD

Median HH Income: 3 Mile Radius

Population: 3 Mile Radius 72,520

THE RETAIL GROUP

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35 E 33rd Street, Edmond, OK | FOR SALE OR LEASE