





### 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 Vehicles Per Day 33rd Street 21,117 VPD	Median HH Income: 3 Mile Radius \$59,726	Population: 3 Mile Radius 72,520

### THE RETAIL GROUP

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Broadway Ext

The Wynn at Edmond Crossing

Villas at Stonebridge

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

Remy

Chilis

Harley-Davidson

Charleston's

ON THE BORDER

WAYBACK

Academy

Firestone

HomeGoods

Tuesday Morning

Vintage Stock

TJ-MAXX

McDonald's

TAGOBELL

Chick-fil-A

33rd Street

Aaron's

HOBBY LOBBY

JOHNSIES

SITE

Jason's Deli

verizon

2117 CND

Orangetheory Fitness

AMF

NATURAL GROCERS

Walgreens

Sonic Drive-Ins

Boulevard St

20,020 CND

Bank of America

MARDEL

AT&T