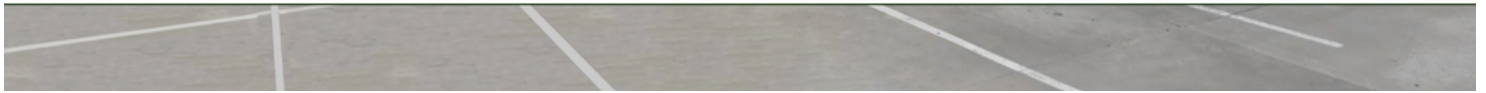


# BERKSHIRE PLAZA SHOPPING CENTER

1427 S Broadway Avenue, Edmond, OK 73034



## “PLANNED RENOVATION”



### OFFERING SUMMARY

Available SF - 3 Spaces:                    504 SF  
     1,600 SF  
     1,800 SF

Lease Rate:                                        \$18.00 SF/yr (NNN)

Lot Size:    3.07 Acres

Building Size:                                    35,612

Submarket:                                        Edmond

### PROPERTY OVERVIEW

Join Office Depot and Ninja Sushi in the soon to be renovated Berkshire Plaza. A rare market location at one of Edmond's busiest intersections. Great traffic, visibility and access. Local submarket is undergoing considerable growth. The best demographics in the metropolitan area.

Additional area retailers include: Starbucks, Verizon, Chipotle, Big Lots and Ace Hardware.

### PROPERTY HIGHLIGHTS

- High Traffic Counts
- S Broadway - north/south - 32,674 / 37,803 per car
- E 15th St - east/west - 19,351 / 19,220 per car

010819

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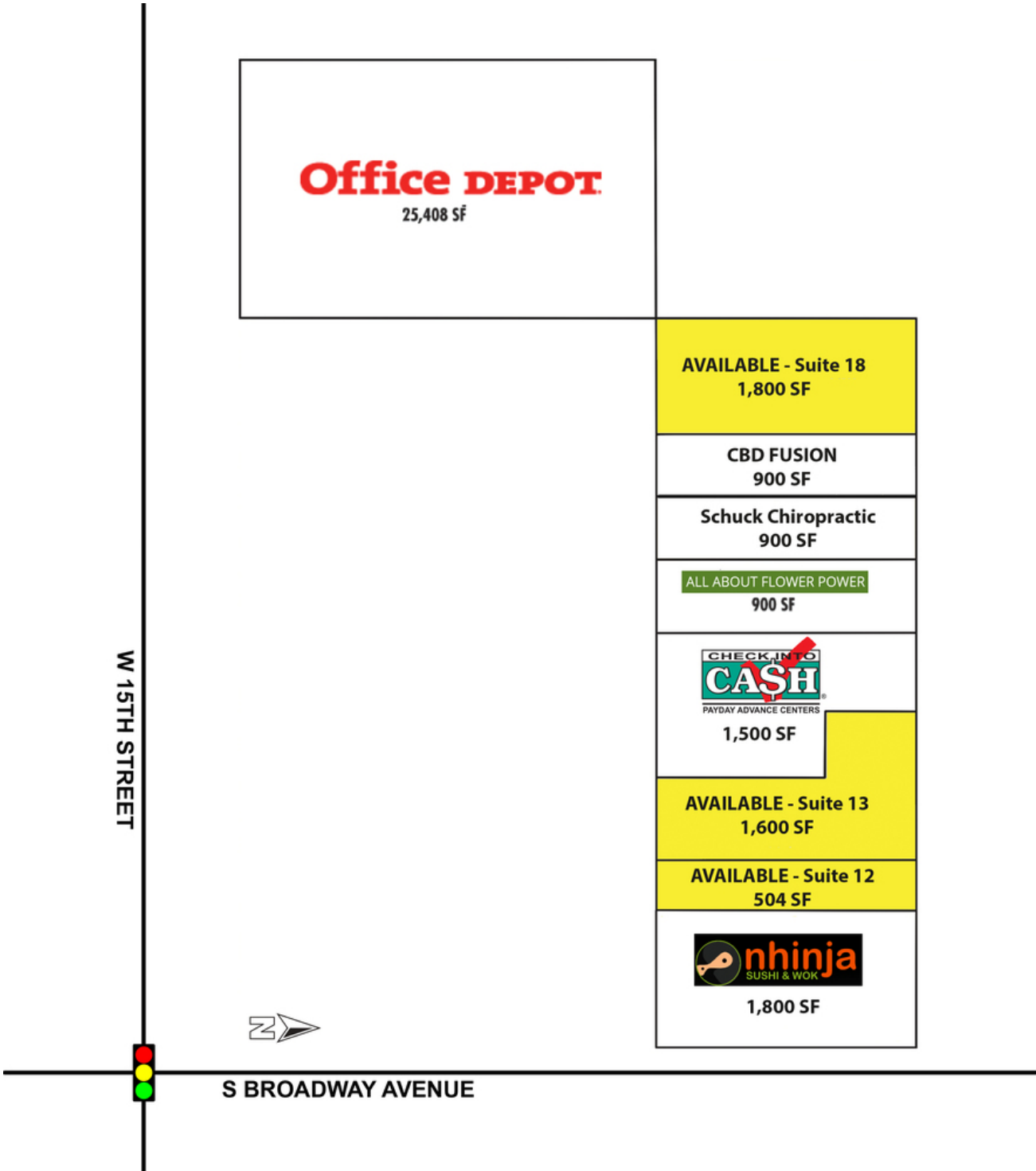
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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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Site Plan - 1427 S Broadway Avenue, Edmond, OK 73034



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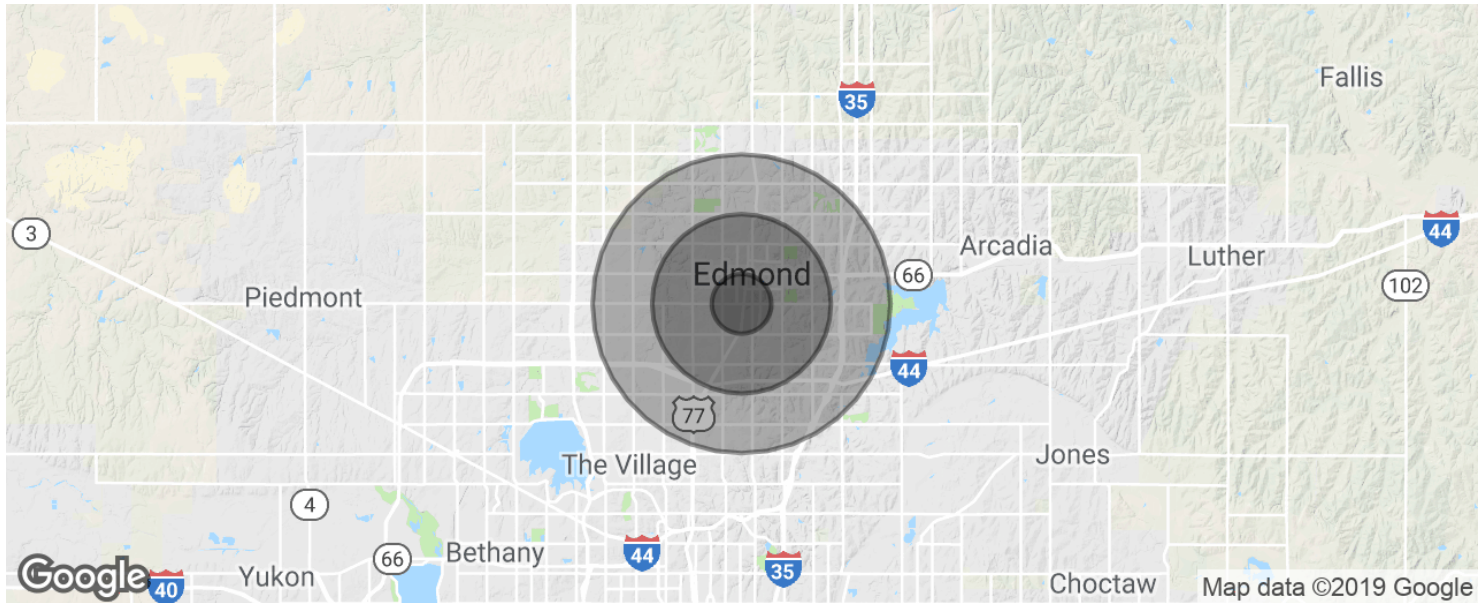
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## Demographics Map & Report



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total population               | 9,569         | 70,495         | 127,875        |
| Median age                     | 31.4          | 31.5           | 33.5           |
| Median age (Male)              | 29.1          | 29.8           | 32.1           |
| Median age (Female)            | 33.4          | 33.2           | 34.7           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total households               | 3,893         | 27,011         | 49,149         |
| # of persons per HH            | 2.5           | 2.6            | 2.6            |
| Average HH income              | \$58,350      | \$71,184       | \$86,282       |
| Average house value            | \$133,509     | \$175,880      | \$219,340      |

\* Demographic data derived from 2010 US Census

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