



3406 S. Boulevard

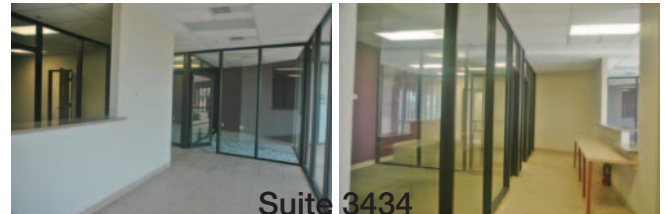
Edmond, Oklahoma 73013

PROPERTY HIGHLIGHTS

- S.E. Corner of 33rd & Boulevard
- Great for Office or Retail
- 470 Parking Spaces
- Highly Visible Signage on Boulevard

SUITES AVAILABLE

- Suite 3434: 5,235 SF
- Suite 3456: 2,680 SF



Suite 3434



TOTAL SF **36,173 SF MOL**

VACANT SF **7,915 SF MOL**

LAND IN ACRES **3.1 MOL**

ZONING **D-2 Neighborhood Commercial**

BUILT **1986**

CLICK OR SCAN TO
VIEW THE 3D TOUR
& DRONE PREVIEW



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Edmond, OK 73013



LOCATION HIGHLIGHTS

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

DEMOGRAPHICS

Population		
1 Mile: 10,138	3 Mile: 63,205	5 Mile: 145,487
Average Household Income		
1 Mile: \$58,056	3 Mile: \$61,873	5 Mile: \$64,467
Total Households		
1 Mile: 4,258	3 Mile: 25,820	5 Mile: 58,775



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