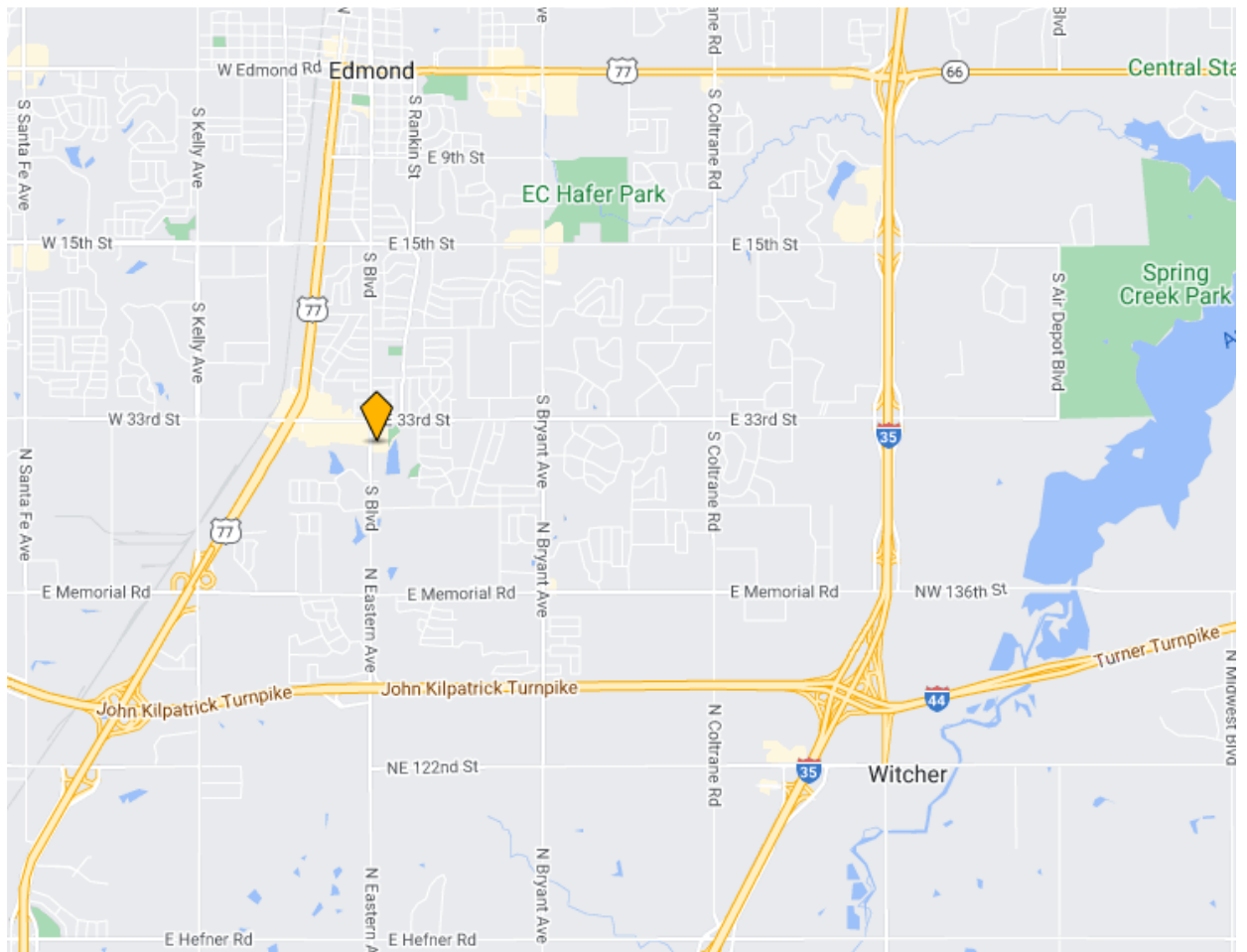


**3480 South Boulevard
Edmond, Oklahoma 73013**

Building for Sale

Property Information:

- 8,933 Square Feet (+/-)
- 65,192 Square Feet of Land (+/-)
- Zoned D-2
- Visibility from E. 33rd Intersection
- Utilities On-Site
- Two Curb Cuts on S. Boulevard
- Call for pricing guidance.



Kayci Haley
Associate

405-239-8950 mobile
kayci@avenuecre.com

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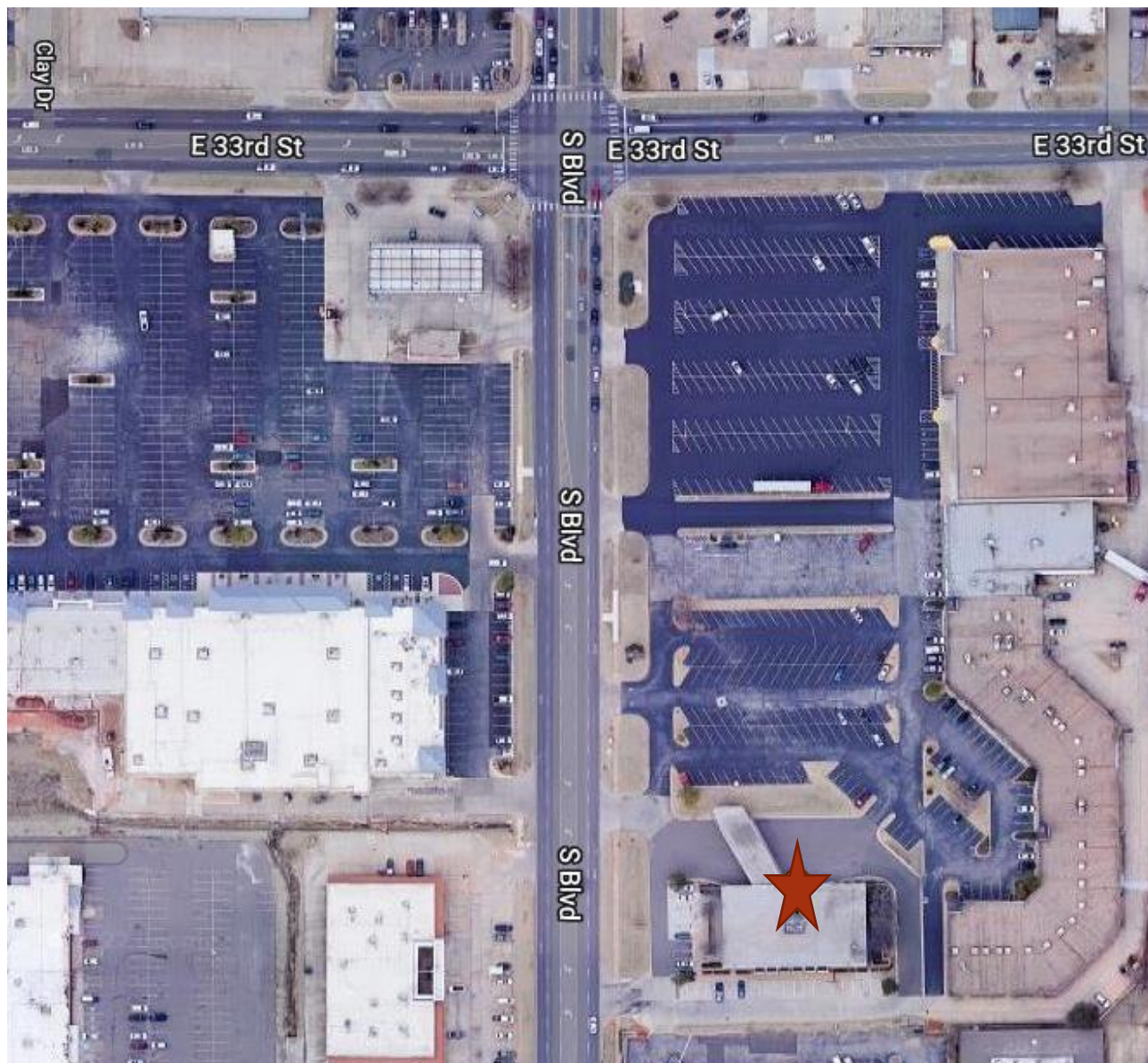
5030 N. May Avenue #435
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**3480 South Boulevard
Edmond, Oklahoma 73013**

Building for Sale

Cross Access with Adjacent Shopping Center



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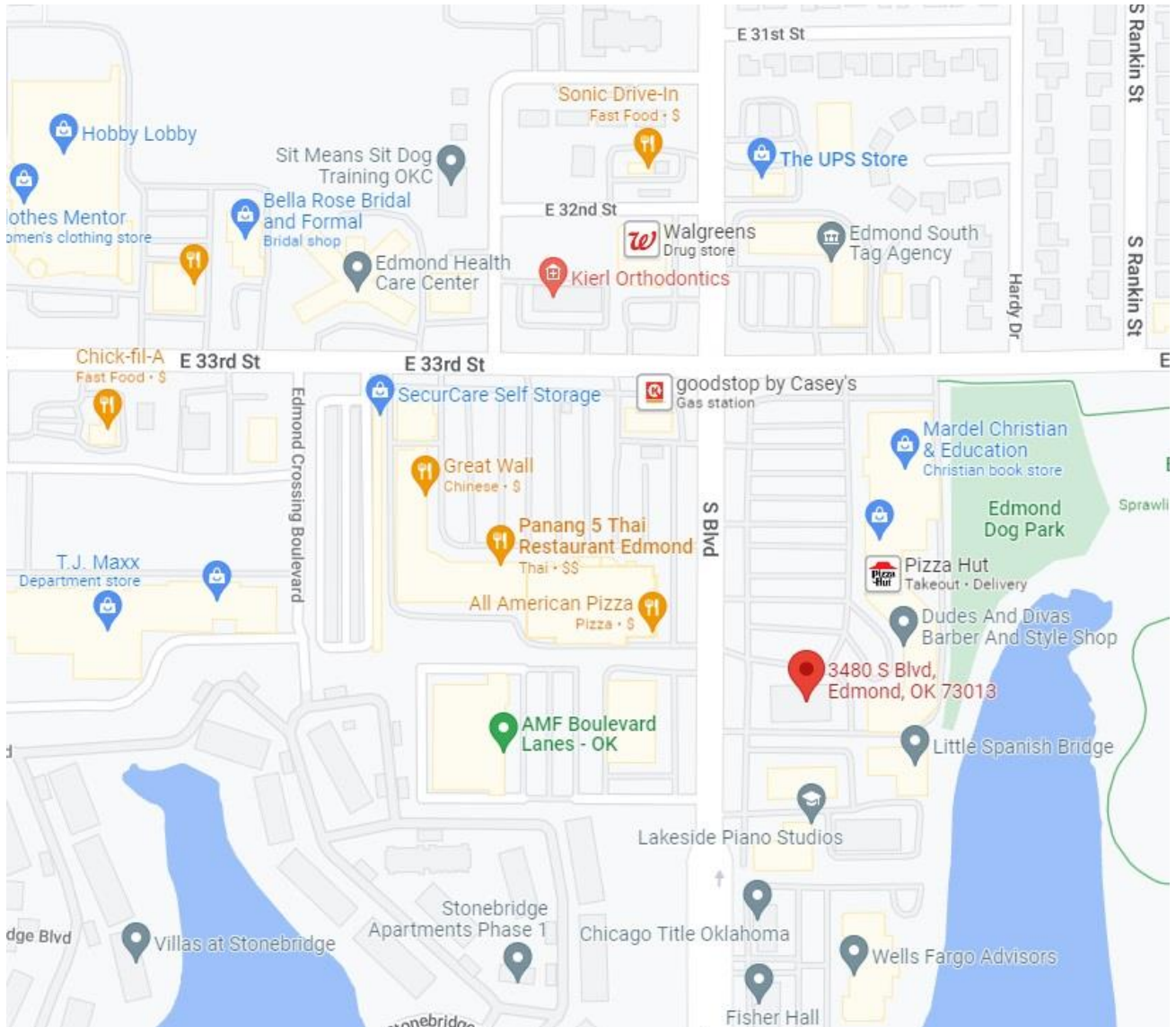
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3480 South Boulevard Edmond, Oklahoma 73013

Area businesses include Natural Grocer, TJ Maxx, Hobby Lobby, Pizza Hut, Chick-Fil-A, Mardel Christian Books, Walgreens, AT&T, Sonic, The UPS Store, et al.



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**3480 South Boulevard
Edmond, Oklahoma 73013**

Two Curb Cuts off South Boulevard



Front and Rear Garden Patios (Rear Security Gates)



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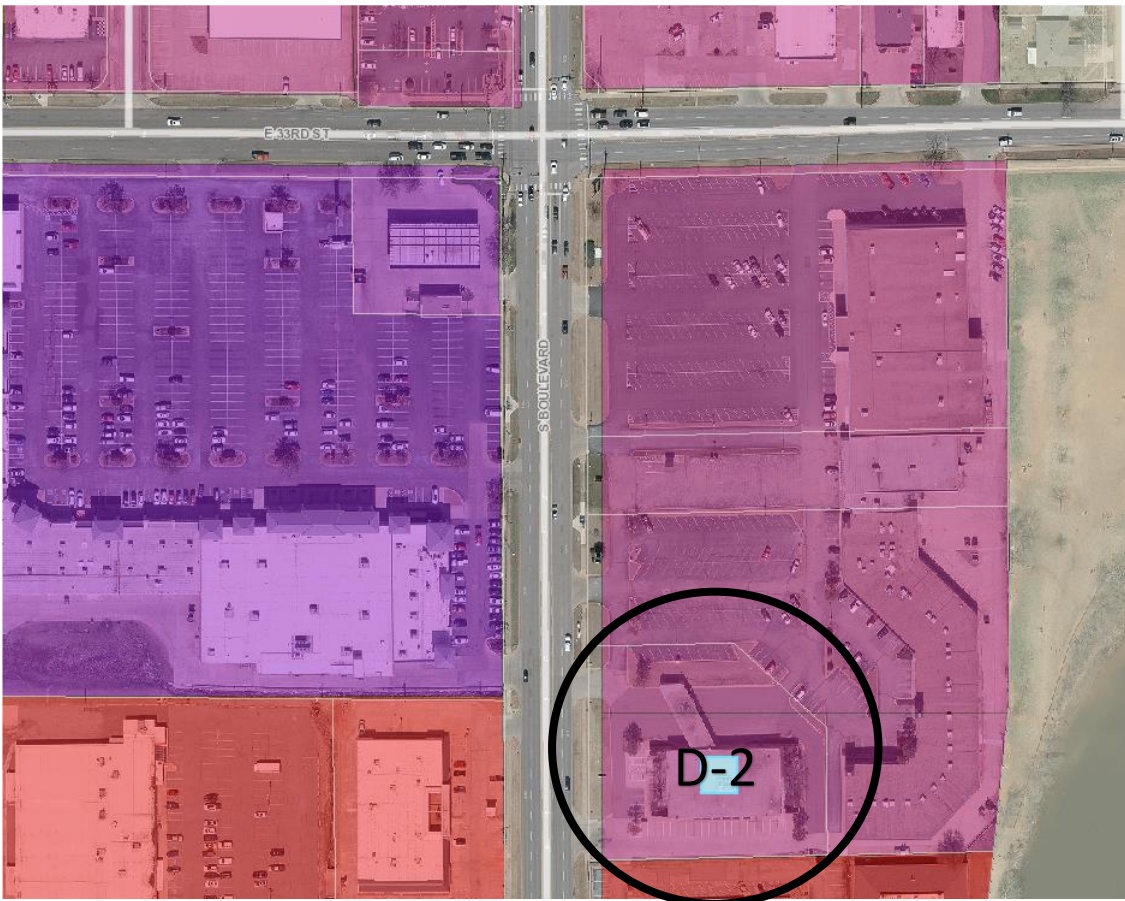
3480 South Boulevard
Edmond, Oklahoma 73013

Public Zoning Information

Zoned D-2 Neighborhood Commercial
City of Edmond

For more information:

[APPENDIX C: - REGULATIONS FOR REPEALED DISTRICTS | Code of Ordinances | Edmond, OK | Municode Library](#)



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**3480 South Boulevard
Edmond, Oklahoma 73013**

Building for Sale

Demographic Information:

	1 mile	3 miles
Population	10,135	62,311
Households	4,288	25,534
Median Age	33.30	34.60
Median HH Income	\$62,357	\$67,959
Daytime Employees	7,026	39,972
Population Growth '22 - '27	↑ 3.88%	↑ 4.03%
Household Growth '22 - '27	↑ 4.34%	↑ 4.27%

Traffic Information:

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
S Boulevard St	Stonebridge Blvd S	15,500	2018	0.08 mi
S Boulevard St	Stonebridge Blvd S	18,447	2022	0.08 mi
S Boulevard St	Stonebridge Blvd S	18,537	2021	0.08 mi
S Boulevard St	E 33rd St N	21,489	2022	0.12 mi
E 33rd St	Hardy Dr E	19,117	2021	0.15 mi
E 33rd St	Hardy Dr E	19,012	2022	0.15 mi
E 33rd St	Hardy Dr E	18,181	2018	0.15 mi
E 33rd St	Clay Dr W	21,938	2022	0.18 mi
Fisher Dr	-	800	2022	0.20 mi
Fisher Dr	-	842	2017	0.21 mi

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