1569-1621 S. BROADWAY
EDMOND, OK 73013

HAMPTON VILLAGE



Retail Space For Lease

Lease Price: $22.00/SF NNN + Utilities
NNN Charges: $3.25/SF

Building 1: Suite 1589: 1,632 SF +/-
Building 2: Suite 1601: 5,655 SF +/-
(Can Be Divided | Available 1-2027)

NAIRED COMMERCIAL REAL ESTATE
405.840.0600 | NAIRED.COM

AMANDA SULLIVAN
405.323.6423
AMANDA@NAIRED.COM

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET



PROPERTY OVERVIEW

TOTAL SF	13,126 SF +/-
LOT SIZE	0.93 ACRES +/-
YEAR BUILT	2002-2008
ZONING	E-1, Retail General Commercial

- Great Visibility on South Broadway Extension
- High Traffic Count of 38,812 on South Broadway Extension and 23,282 CPD on 15th Street
- Ample Parking
- Two Points of Ingress/Egress
- Monument Signage Available
- Major Tenants:
  - Chipotle Mexican Grill
  - Mattress Firm
  - Smoothie King
  - Beltone Hearing Aid Center
  - Firehouse Subs
- Multi-Tenant Shopping Center Located on South Broadway Extension and South of 15th Street
- Close Proximity to the University of Central Oklahoma and Oklahoma Christian University

DEMOGRAPHICS

POPULATION
1 MILE: 9,193
3 MILES: 75,186
5 MILES: 155,872

AVERAGE HOUSEHOLD INCOME
1 MILE: $72,375
3 MILES: $97,655
5 MILES: $102,632

TOTAL HOUSEHOLDS
1 MILE: 3,929
3 MILES: 30,102
5 MILES: 62,441

DRIVE TIMES
1 MILE FROM BROADWAY EXTENSION (US-77)

HAMPTON VILLAGE - PHOTOS

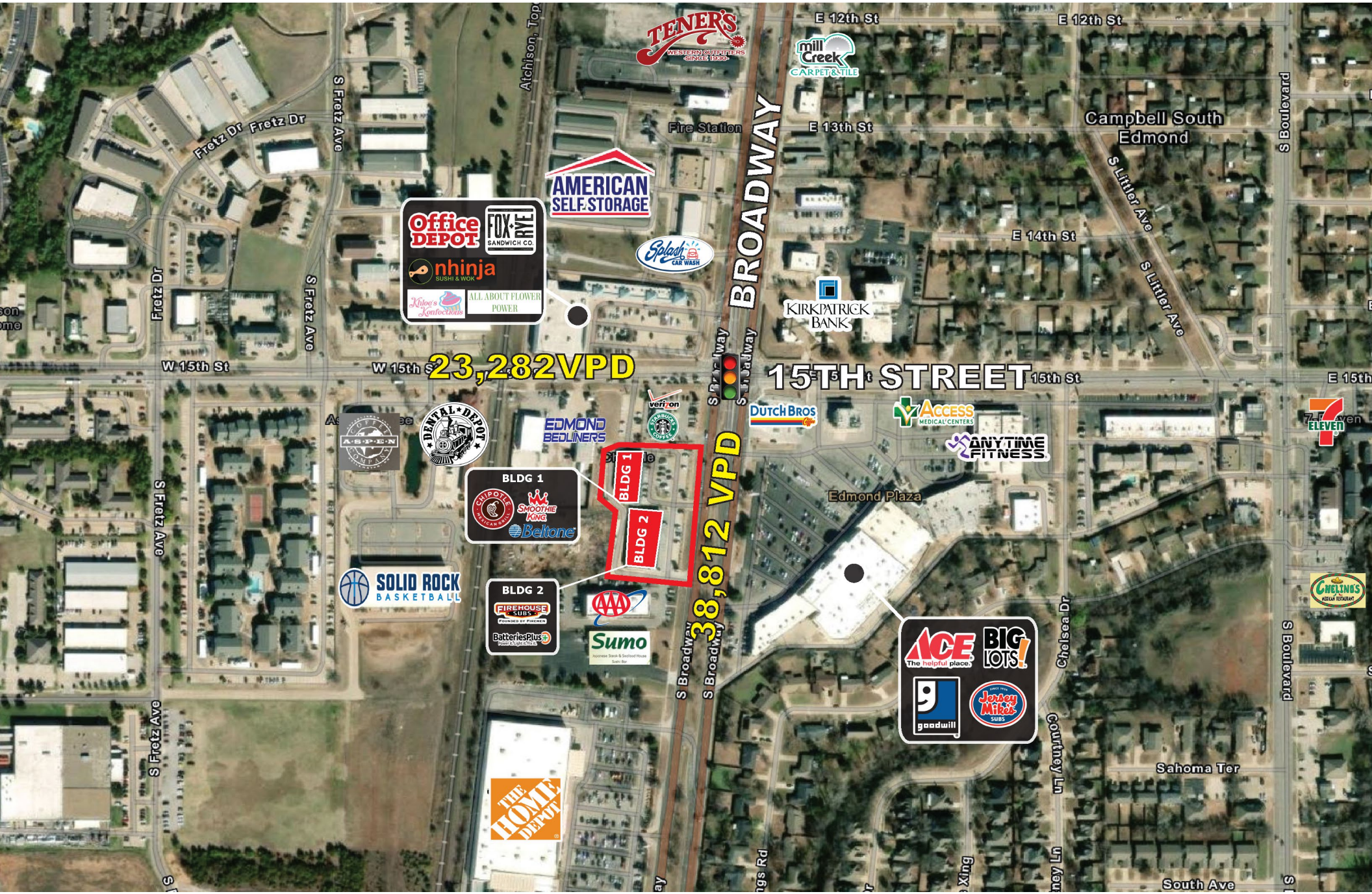








HAMPTON VILLAGE - AERIAL



NAI RED COMMERCIAL REAL ESTATE

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease, or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contrained therein are any to be implied.