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 3418: 1,500 SF
- Suite 3434: 5,235 SF
- Suite 3456: 2,680 SF

TOTAL SF: 36,173 SF MOL
VACANT SF: 9,415 SF MOL
LAND IN ACRES: 3.1 MOL
ZONING: D-2 Neighborhood Commercial
BUILT: 1986

Amir Shams / Nathan Wilson
Amir’s Cell: 1 405 313 0333
Nathan’s Cell: 1 405 760 5327
amir@naisullivangroup.com
nathan@naisullivangroup.com
4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600
Fax: 1 405 840 0610
**LOCATION HIGHLIGHTS**
- Frontage: 383’ on Boulevard Street
- Easy Access to Broadway Extension
- Close Proximity to Kilpatrick Turnpike
- East of Villas at Stonebridge

**DEMOGRAPHICS**

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>10,138</td>
<td>63,205</td>
<td>145,487</td>
</tr>
<tr>
<td>Average Household Income</td>
<td>$58,056</td>
<td>$61,873</td>
<td>$64,467</td>
</tr>
<tr>
<td>Total Households</td>
<td>4,258</td>
<td>25,820</td>
<td>58,775</td>
</tr>
</tbody>
</table>