



717 S. Boulevard

Edmond, Oklahoma 73034

PROPERTY HIGHLIGHTS

- Multiple Options for Retail Space
- Wood Base & Crown Molding
- Drive Up Surface Parking
- 2 Front Entrances
- Attached Residents
- Currently a Personal Residence & Wellness Spa
- 3 Bedroom, 2.5 Baths, Full Kitchen with Granite & Corian Countertops
- Stainless Steel Appliances
- Abundance of Natural Light
- Tri-Level Home
- Basement with Washer & Dryer Connection & Plenty of Storage
- Large Wood Deck & Swimming Pool
- Beautifully Landscaped Backyard with Park like Atmosphere & Mature Trees



TOTAL SF	2,806 SF MOL
ZONING	CR-Commercial Residential
LAND IN ACRES	0.2014 MOL
TAXES	\$1,865.49

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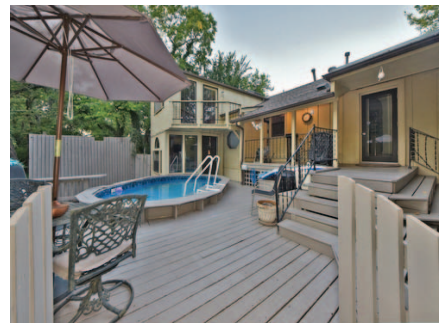


LOCATION HIGHLIGHTS

- Dimensions: 125' x 75'
- Frontage: 75' on S. Boulevard
- High Traffic & High Retail Growth in Area
- Close to Downtown Edmond & UCO
- High Density Residential Area
- Near South Broadway & 2nd Street

DEMOGRAPHICS

Population		
1 Mile: 10,635	3 Mile: 82,863	5 Mile: 141,455
Average Household Income		
1 Mile: \$44,118	3 Mile: \$68,039	5 Mile: \$77,349
Total Households		
1 Mile: 4,326	3 Mile: 33,029	5 Mile: 55,063



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