

FOR LEASE | 1,200 SF RETAIL SPACES AVAILABLE

2404 NW 178th St, Edmond, OK 73012 | Suite B & F

\$2,500/month + NNN



PRIME CAPITAL
REAL ESTATE GROUP

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PROPERTY SUMMARY

Lease Rate	\$2,500/month
NNN	\$638.56/month
Available Space	Suite B & F
Building SqFt	7,200 SqFt
Zoning Type	Commercial
County	Oklahoma
Property Type	Retail

INVESTMENT SUMMARY

12404 NW 178th St presents a prime leasing opportunity in one of Edmond's fastest-growing corridors. The property offers two available suites (Suite B & Suite F), each totaling 1,200 square feet, ideal for a wide range of retail, office, medical, or service-oriented users. One suite is delivered in shell condition, providing an excellent opportunity for tenants seeking a custom build-out, while the additional suite offers immediate usability.

Situated along NW 178th Street, the property benefits from strong surrounding residential growth, daily traffic, and proximity to major arterial roadways. The landlord is open to a variety of business uses, making this an attractive opportunity for both local and regional tenants seeking a presence in the Edmond market.



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AVAILABLE SPACE

Suite B - 1,200 SF

- Delivered in shell condition – ideal for custom build-out
- Functional layout suitable for retail, office, medical, or service uses
- Strong natural light and storefront visibility
- Efficient footprint ideal for small to mid-size operators
- Access to ample on-site parking
- Located in a high-growth Edmond trade area



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FOR LEASE | 1,200 SF AVAILABLE - IN LINE SHELL SPACE

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AVAILABLE SPACE

Suite F – 1,200 SF

- Delivered in shell condition – ideal for custom build-out
- Perfect opportunity for build-to-suit users
- Flexible layout accommodating any type of use
- Ability to design space to match brand and operational needs
- Excellent option for medical, retail, office, or service tenants
- Positioned in a strong northwest Edmond location with surrounding residential density



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FOR LEASE | 1,200 SF AVAILABLE - END CAP SHELL SPACE

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LOCATION HIGHLIGHTS

- Shell condition available, ideal for build-to-suit opportunities
- Flexible floor plans suitable for retail, office, medical, or service uses
- Ample on-site parking for customers and employees
- Efficient suite sizes well-suited for small to mid-size operators
- Located in northwest Edmond, one of the fastest-growing submarkets in the Oklahoma City metro
- Surrounded by dense, affluent residential neighborhoods driving consistent daily demand
- Immediate access to NW 178th St, N May Ave, and US-74 (Portland Ave)
- Strong proximity to national and regional retailers, restaurants, and service providers
- Favorable demographics with high household incomes and population growth
- Excellent visibility and accessibility for both commuters and local traffic
- Edmond's business-friendly environment supports long-term tenant success



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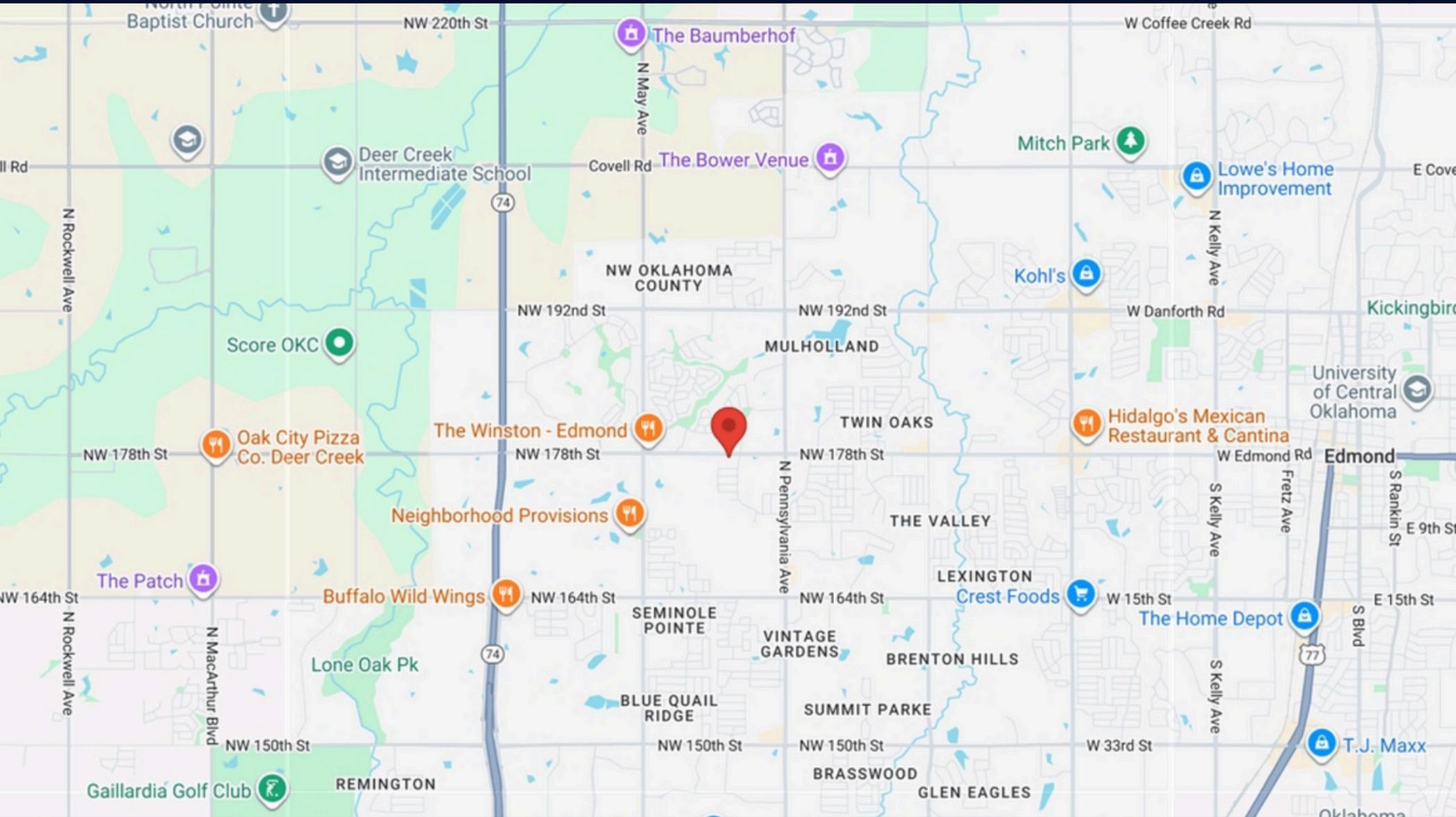
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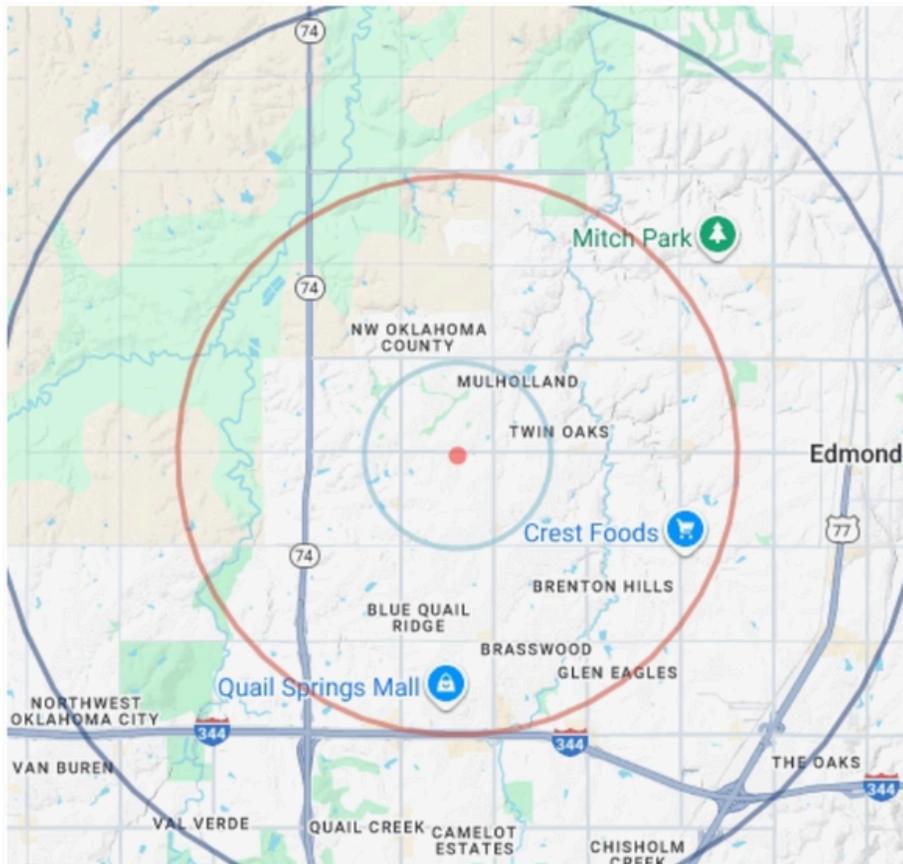
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,480	25,541	81,745
2010 Population	6,813	45,928	113,810
2025 Population	13,020	73,077	153,465
2030 Population	13,651	75,752	158,526
2025-2030 Growth Rate	0.95 %	0.72 %	0.65 %
2025 Daytime Population	7,549	54,998	155,448

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	56	1,181	3,945
\$15000-24999	85	831	3,091
\$25000-34999	121	949	3,187
\$35000-49999	153	2,174	6,788
\$50000-74999	560	3,691	9,018
\$75000-99999	601	3,509	7,714
\$100000-149999	1,081	6,262	12,146
\$150000-199999	776	3,672	6,820
\$200000 or greater	1,008	5,312	9,421
Median HH Income	\$ 126,158	\$ 108,858	\$ 89,769
Average HH Income	\$ 166,464	\$ 145,854	\$ 127,227



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	509	9,248	33,360
2010 Total Households	2,428	17,452	46,832
2025 Total Households	4,442	27,582	62,145
2030 Total Households	4,667	28,732	64,459
2025 Average Household Size	2.92	2.64	2.44
2025 Owner Occupied Housing	3,268	18,869	36,401
2030 Owner Occupied Housing	3,417	19,582	37,658
2025 Renter Occupied Housing	1,174	8,713	25,744
2030 Renter Occupied Housing	1,250	9,151	26,800
2025 Vacant Housing	159	1,925	5,532
2025 Total Housing	4,601	29,507	67,677



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ABOUT EDMOND, OK

Edmond, Oklahoma is one of the most desirable and fastest-growing suburbs in the Oklahoma City metropolitan area. Known for its strong demographics, high quality of life, and pro-business environment, Edmond consistently attracts new residents, retailers, and service-oriented businesses. The city offers a highly educated workforce, above-average household incomes, and a stable economic base supported by healthcare, education, retail, and professional services.

Strategically located just north of Oklahoma City, Edmond provides convenient access to major transportation corridors while maintaining a strong suburban customer base. Continued residential and commercial development, combined with a business-friendly climate, makes Edmond a premier market for tenants seeking long-term growth and stability.

The University of Central Oklahoma (UCO) serves as a major economic and cultural driver in Edmond, supporting thousands of students, faculty, and staff who generate consistent daily activity and demand. As one of Oklahoma's largest universities, UCO fuels strong demand for retail, food and beverage, medical, service, and professional uses, while contributing a reliable daytime population that complements Edmond's affluent residential base. The university also attracts regional visitors, events, and academic programs, further increasing area spending and reinforcing long-term tenant stability through a built-in, recurring customer base.



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FOR MORE DETAILS.**