

FOR LEASE - THE SHOPPES AT VALENCIA

2012 NW 178TH ST, EDMOND, OK 73012



Suite D
2,082 SF

Suite E
2,322 SF

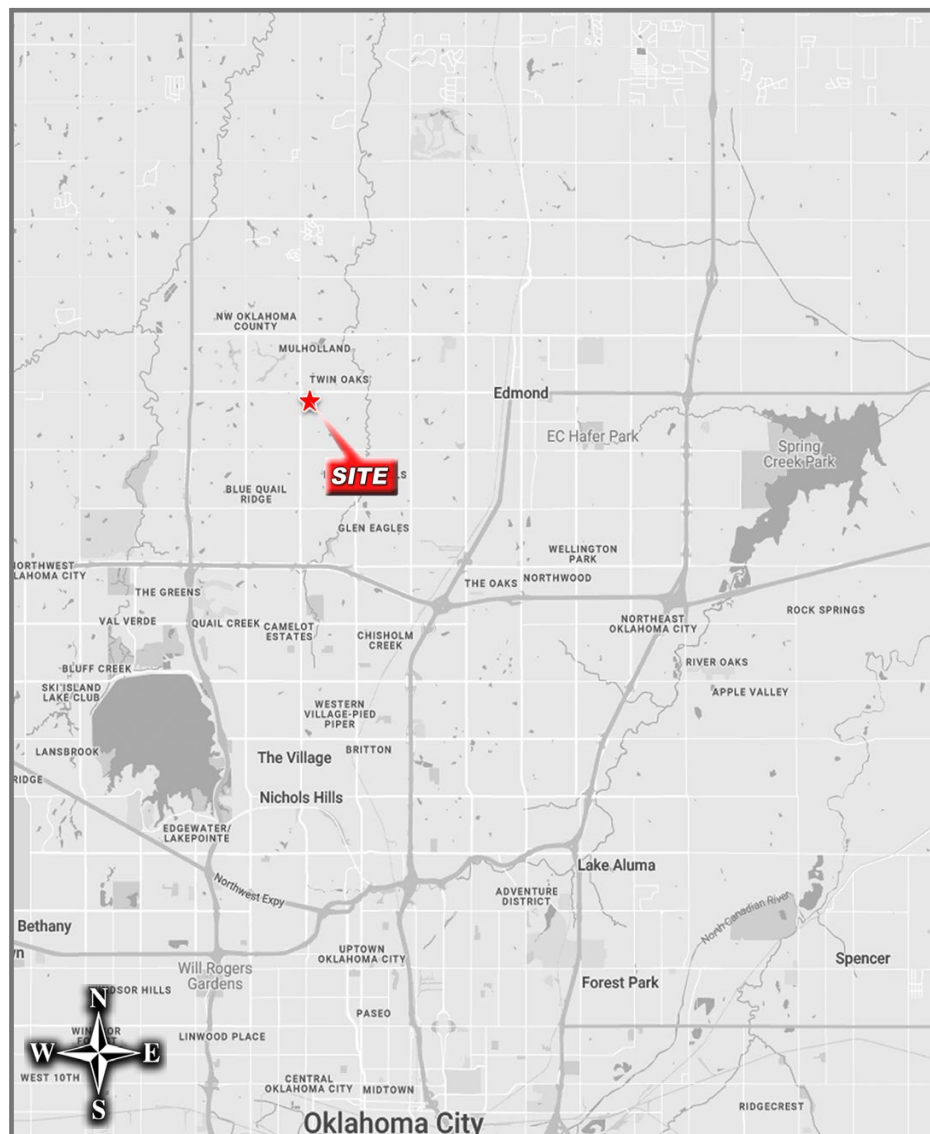


DANNY OJEDA
(405).206.9659
DANNY.OJEDA@RSG-CRE.COM

ANDERSON INMAN
(405).888.0330
ANDERSON.INMAN@RSG-CRE.COM

CHARLIE COVINGTON
(405) 849.4141
CHARLIE.COVINGTON@RSG-CRE.COM

RETAIL SITE GROUP, LLC
2932 NW 122ND STREET, STE 7
OKLAHOMA CITY, OK 73120



Property Details & Highlights

- Availability:
 - Suite D(Second-Gen Restaurant Space) : 2,082 SF
 - \$20/SF + NNN
 - Suite E: 2,322 SF
 - \$18/SF + NNN

Traffic Counts

NW 178th St: 20,797 VPD('24)

Pennsylvania Ave:

Demographic Snapshot - 1-3-5 Mile Radius Rings

2025 POPULATION	DAYTIME POP.	AVG HH INCOME
1-Mile: 13,346	1-Mile: 7,933	1-Mile: \$169,598
3-Mile: 79,634	3-Mile: 57,991	3-Mile: \$142,770
5-Mile: 160,260	5-Mile: 164,199	5-Mile: \$126,488



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SITE AERIAL



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