

PLAINS

Commercial Real Estate

INDUSTRIAL PROPERTY - FOR LEASE

Edmond, OK 73034



FOR LEASE

12788 S Coltrane Rd, Edmond, OK 73034

HELENA LEWIS // (214) 385-7505 // HELENA.LEWIS@PLAINSCRE.COM

LOCATION:

12788 S Coltrane Rd, Edmond, OK 73034

LEASE PRICE:

\$13.00 / SF MG

SIZE:

2,400 SF

±3 Acres

PROPERTY HIGHLIGHTS:

- » Fully Climatized
- » (2x) Restrooms
- » (1x) Shower
- » (2x) Grade Level Drive-Ins
- » No Zoning Restrictions

TRAFFIC COUNTS:

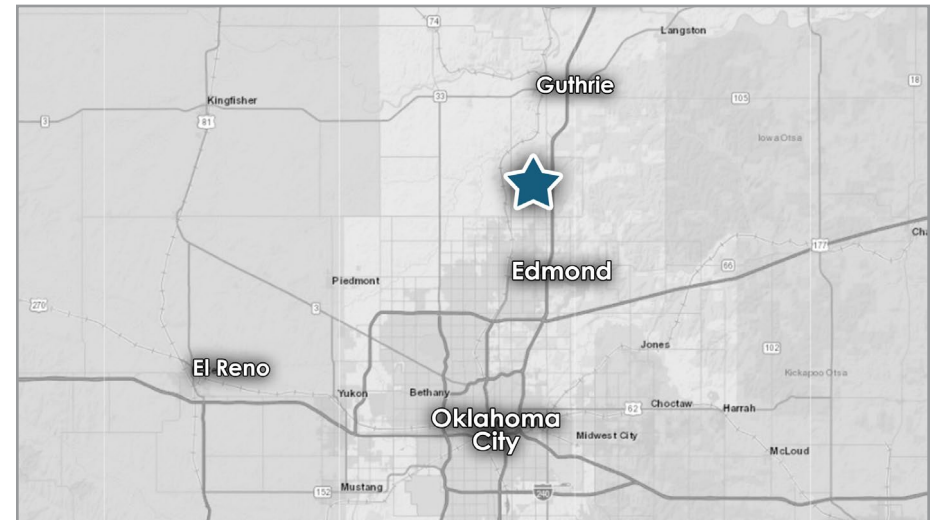
Coltrane Rd: 1,600 VPD('23)

Simmons Rd: 2,600 VPD('23)

I-35 : 44,700 VPD('24)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	2,693	13,331	45,721
Daytime Population	1,378	9,584	30,674
Avg. HH Income	\$106,056	\$155,033	\$182,074



ATTRACTIONS:



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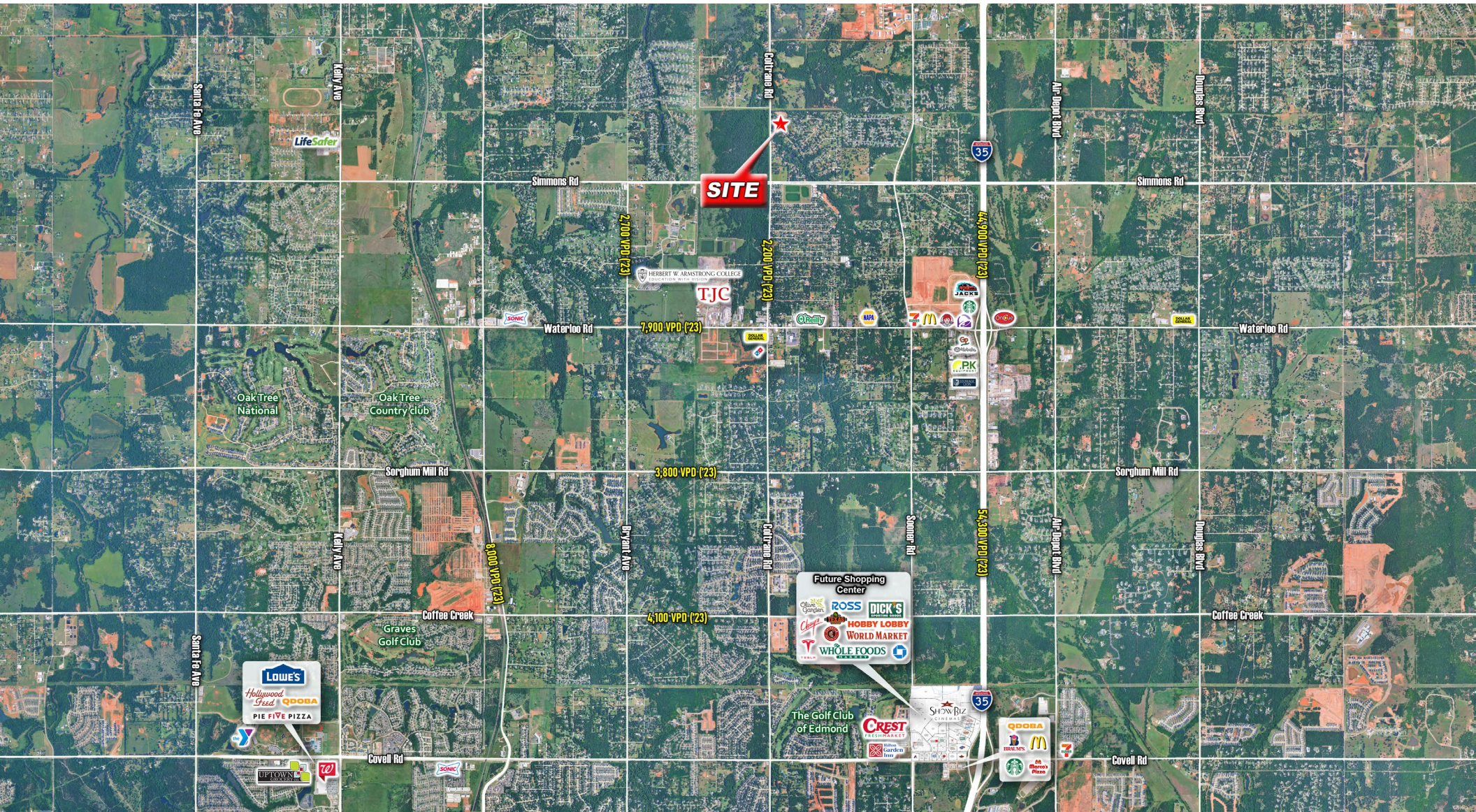
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