

LAND FOR LEASE

NW 178TH & WESTERN PAD SITE

1001 Northwest 178th Street, Edmond, OK
73012

AJ TOLBERT
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ETHAN SLAVIN
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$65,000.00 per year (Ground)
Lease Type:	Build to Suit or Ground
Lot Size:	1.37 Acres
Zoning:	C-3

PROPERTY OVERVIEW

Located on NW 178th St, the pad ready site lends itself well to any retail related uses. The owner is willing to do a built to suit or ground lease at this location. The lot features 150 Ft of Frontage and 400 Ft of depth, with prominent visibility to the hard corner.

PROPERTY HIGHLIGHTS

- Ground Lease or Build to Suit
- Signalized Intersection
- 150' of Frontage
- Pad Ready for Retail Uses
- High Population Area
- 16,000 VPD on NW 178th
- 13,500 VPD on N Western

ADDITIONAL PHOTOS



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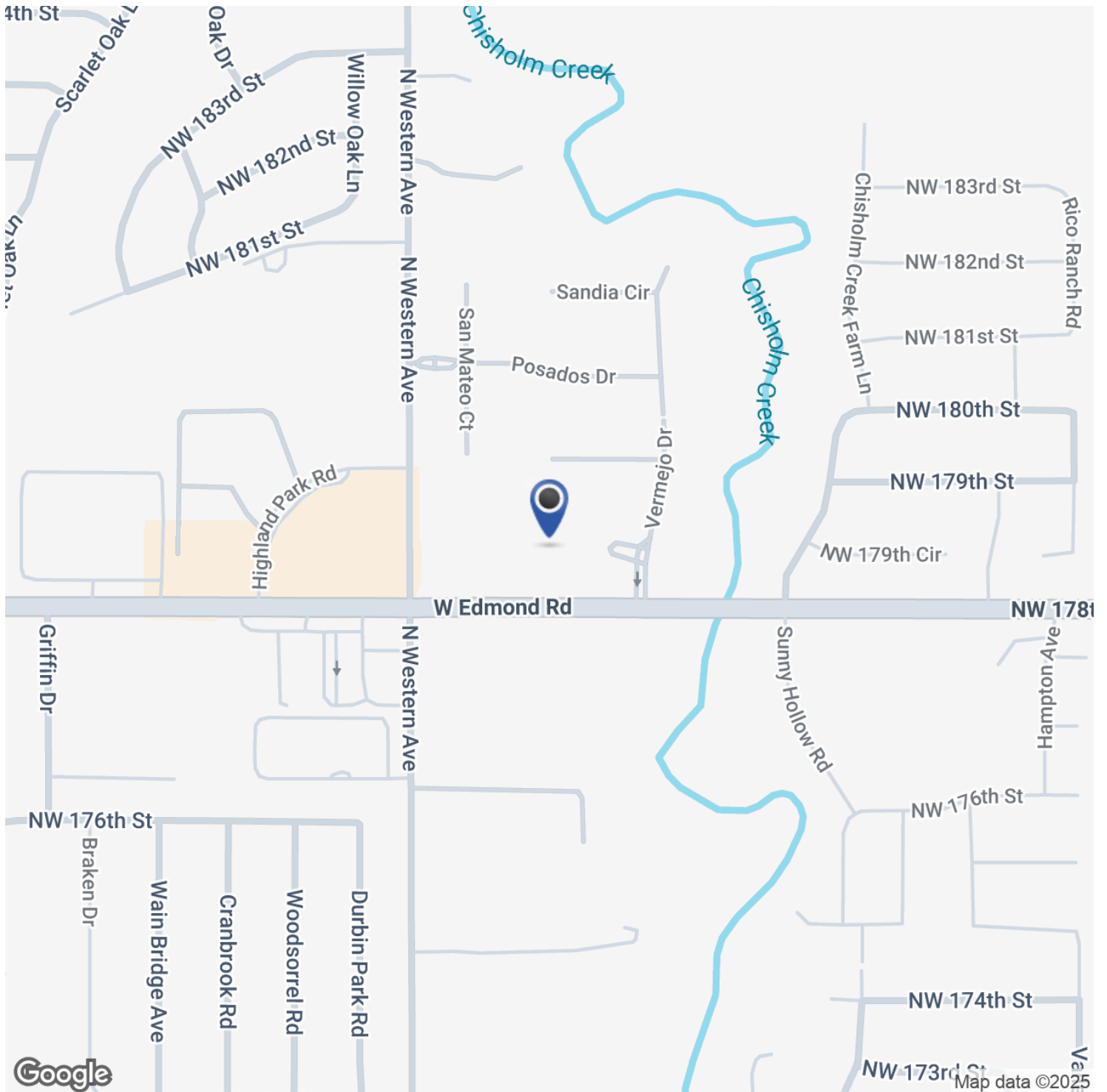
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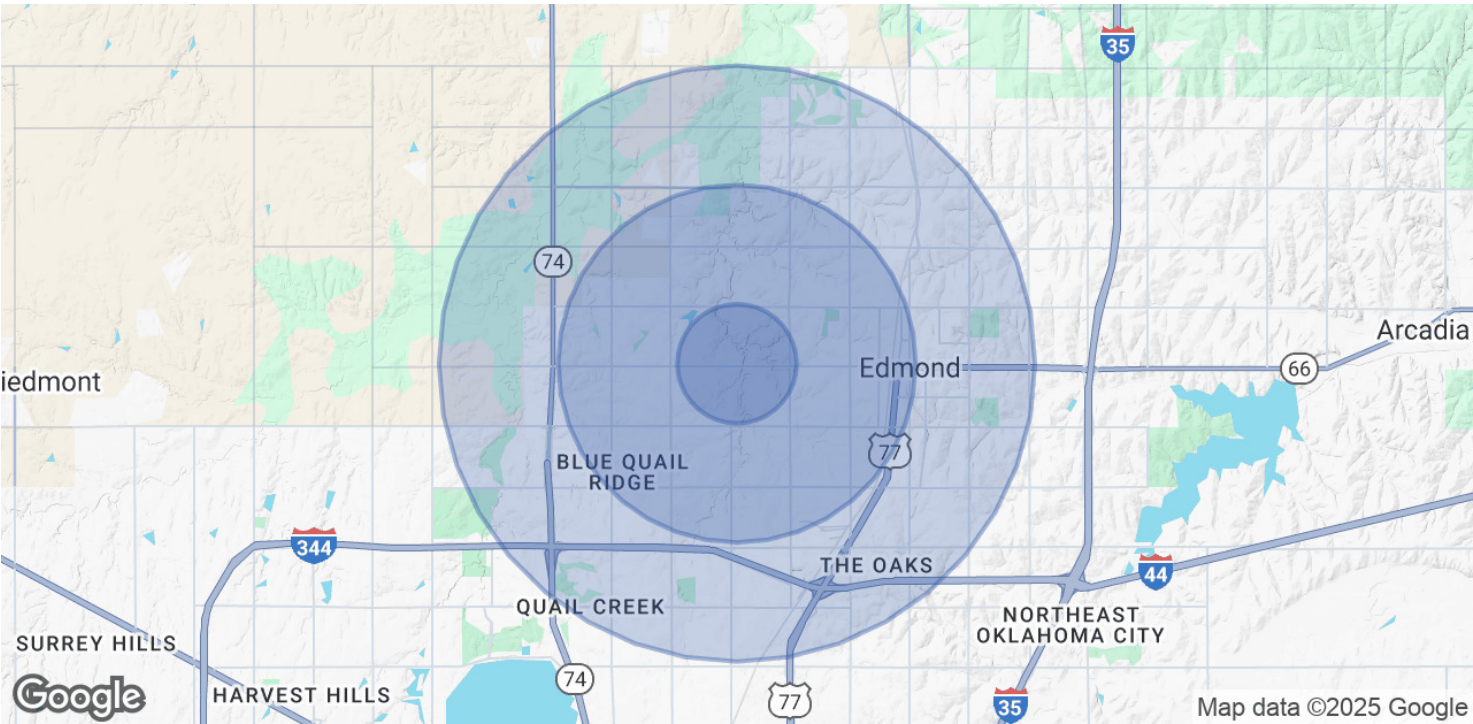
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,482	88,780	167,722
Average Age	38	37	38
Average Age (Male)	37	36	37
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,062	33,547	66,586
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$134,137	\$123,837	\$121,625
Average House Value	\$316,278	\$325,654	\$338,988

Demographics data derived from AlphaMap