CREEK
PRICE EDWARDS

FOR LEASE | BUILD-TO-SUIT



RETAIL PAD SITE · EDMOND, OK

NW 178th & Western

1001 NW 178th Street, Edmond, OK 73012

GROUND LEASE
$65,000 / yr
Build-to-suit also available

1.37 AC
59,677 SF

150′
FRONTAGE · 400′ DEPTH

Signalized
INTERSECTION

AJ TOLBERT
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NW 178TH & WESTERN | FOR LEASE OR BTS

1001 NW 178TH STREET, EDMOND, OK 73012

CREEK PRICE EDWARDS



SITE DETAIL

PROPERTY HIGHLIGHTS

- Ground lease or build-to-suit
- 150′ frontage on NW 178th St
- 83,572 residents within 3 miles
- Signalized intersection
- Pad-ready for retail uses
- $110,215 median HH income (1 mi)

PROPERTY DETAILS

Lease Rate	**$65,000 / yr (Ground)**
Structure	**Ground Lease or BTS**
Lot Size	**1.37 AC (59,677 SF)**
Frontage / Depth	**150′ / 400′**
Cross Streets	**NW 178th St & N Western Ave**

OVERVIEW

Pad-ready retail site on NW 178th Street (Edmond Rd) at the signalized Western Avenue intersection. The owner will consider a ground lease or build-to-suit. The lot offers 150 ft of frontage and 400 ft of depth, with prominent visibility to the hard corner. Neighbors include Dollar General, Subway and Marco's Pizza next door; OnCue, Wendy's and Okie Express to the southwest; Louie's Grill & Bar and Upper Crust Wood Fired Pizza at Highland Park; and the new Hideaway Pizza on the southeast corner.

TRAFFIC COUNTS

ROAD · COUNT LOCATION	VPD
NW 178th St · at the site	**15,613**
NW 178th St · west of Western	**16,002**
N Western Ave · south of 178th	**13,593**
N Western Ave · north of 178th	**11,583**

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NATIONAL RETAILERS NEARBY

Established retail at every surrounding section-line intersection



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THE TRADE AREA

772 — **Students at Washington Irving Elementary** (Edmond Public Schools), 0.2 mi north on Western Ave.

245 — **Residential units behind the NW corner** at The Summit (140) and Silver Elm independent living (105).

NEW — **Hideaway Pizza's new restaurant** sits on 2.13 acres at the southeast corner (17820 N Western Ave), owned and occupied by Hideaway.

$110K — **Median household income within 1 mile;** 83,572 residents and 29,002 daytime employees within 3 miles.

DEMOGRAPHICS

	1 MILE	3 MILES
Population	13,748	83,572
Households	4,845	32,076
Median HH Income	$110,215	$97,114
Daytime Employees	1,670	29,002
Median Age	37.2	35.9
Population Growth '25–'30	1.35%	1.97%

LOCATION



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