

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	10,120 SF
Available SF:	5,000
Number of Units:	3
Price / SF:	\$217.39
Year Built:	2020
Zoning:	PUD

PROPERTY OVERVIEW

2217 NW 178th Street is a 10,120-square-foot commercial property located just east of the NW 178th Street and North Pennsylvania Avenue intersection in Edmond. The building will be divided into three suites: a 5,120-square-foot karate studio and two 2,500-square-foot bays.

The 5,120-square-foot suite will be occupied by the existing karate studio through a sale-leaseback at \$18.50 per square foot, NNN, producing approximately \$94,720 in annual base rent, plus NNNs. The two remaining 2,500-square-foot bays will be available for lease or owner occupancy.

The property offers direct access to NW 178th Street and benefits from approximately 22,900 vehicles per day along the corridor. The surrounding area includes established residential neighborhoods, schools, retail and service businesses.

The property is offered at \$2,200,000, and is priced for a timely sale.

CAMDEN NIGHTENGALE
727.946.3333
camden@creekcre.com

AJ TOLBERT
630.843.1989
atolbert@creekpe.com

Additional Photos

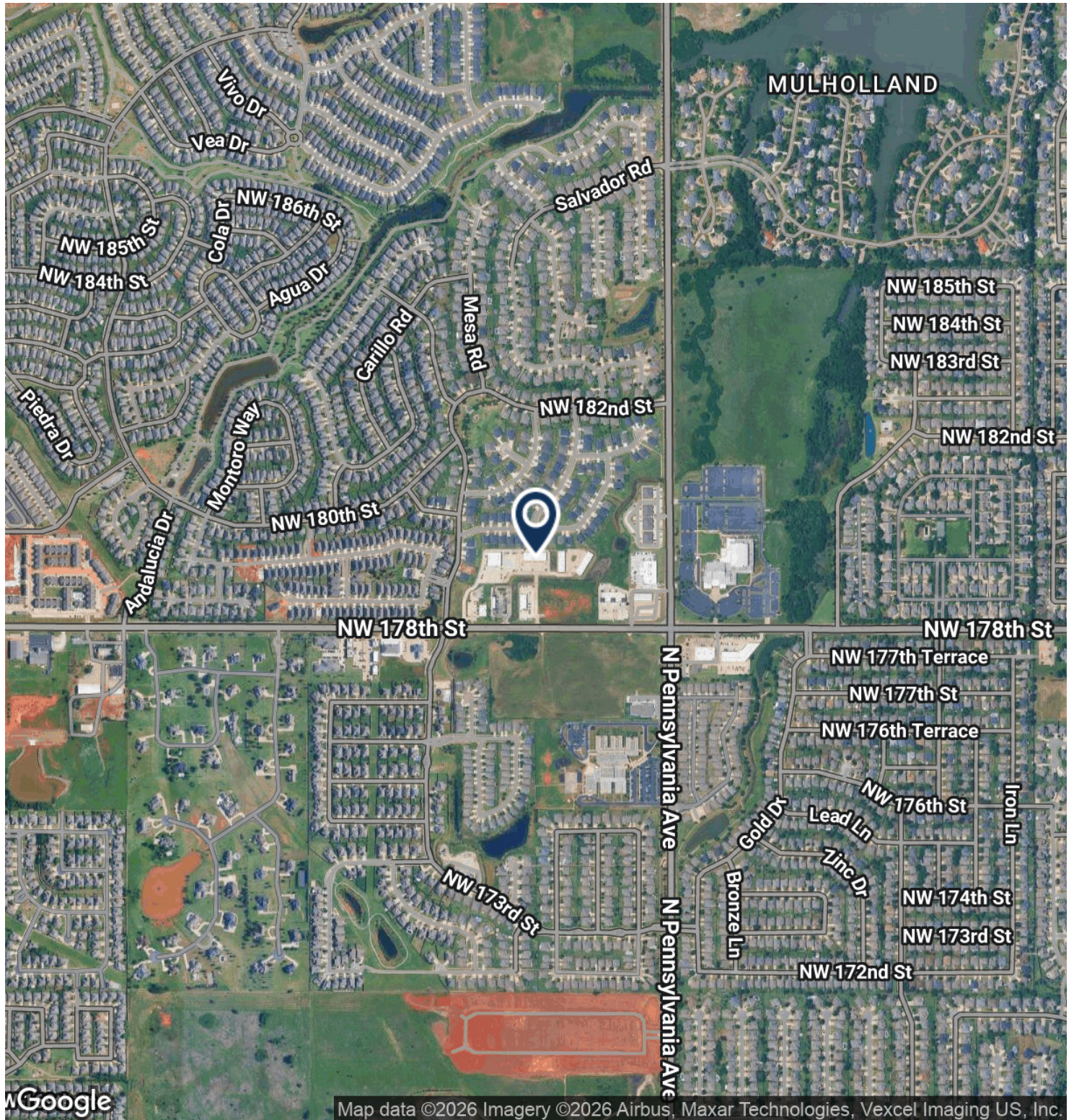


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2217 NW 178TH ST
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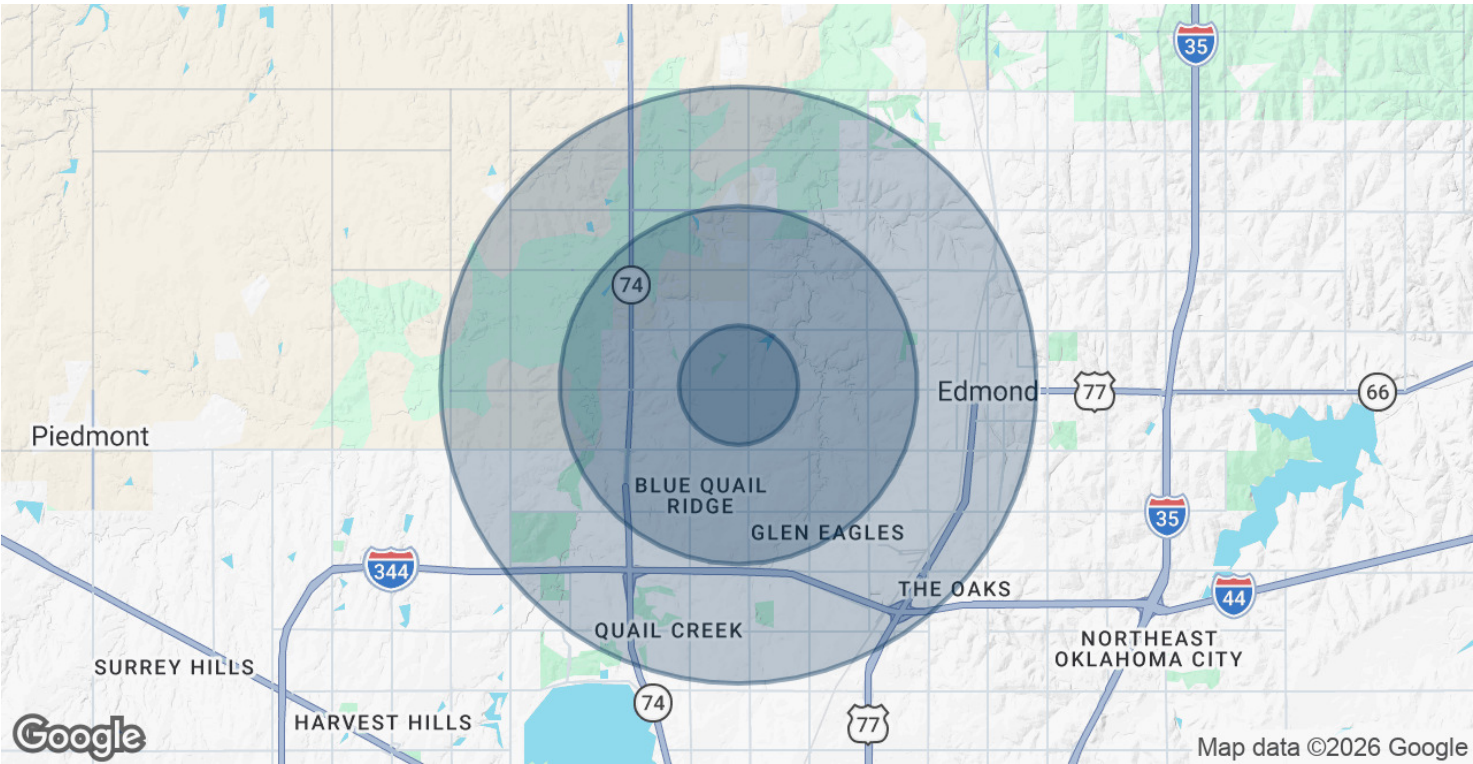
Location Map



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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,313	70,325	148,707
Average Age	34.4	37.3	36.7
Average Age (Male)	35.2	36.8	35.6
Average Age (Female)	34.9	38.5	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,039	27,069	60,420
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$145,826	\$134,590	\$116,734
Average House Value	\$320,743	\$336,619	\$333,048

2023 American Community Survey (ACS)

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