

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	10,120 SF
Available SF:	5,000
Number of Units:	3
Price / SF:	\$197.63
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 \$2,000,000, or approximately \$198 per square foot, and is priced for a timely sale.

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AJ TOLBERT

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ADDITIONAL PHOTOS



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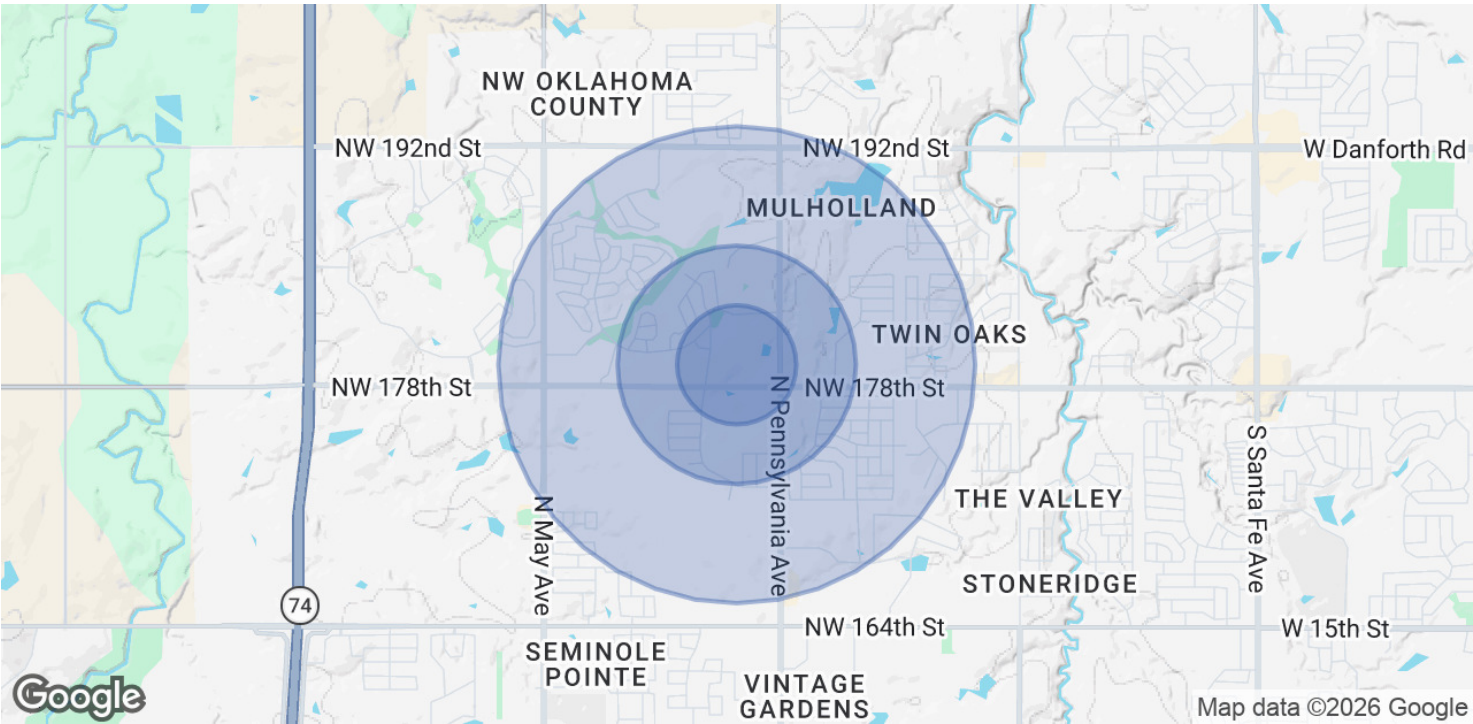


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	864	3,698	14,312
Average Age	30.9	33.3	34.4
Average Age (Male)	29.0	33.8	35.2
Average Age (Female)	34.2	34.2	34.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	341	1,329	5,038
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$142,856	\$144,434	\$145,850
Average House Value	\$283,580	\$304,926	\$320,811

2023 American Community Survey (ACS)