

# 17900 N. WESTERN AVE.

17900 N. WESTERN AVE., EDMOND, OK 73012

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate: Currently Occupied | Inquire if Interested

Available SF:

Lot Size: 1.85 Acres

### PROPERTY OVERVIEW

Build to Suit land next to national anchor tenant on NE corner of NW 178th St and N Western Ave

### PROPERTY HIGHLIGHTS

Presented By:

Legacy Commercial Property

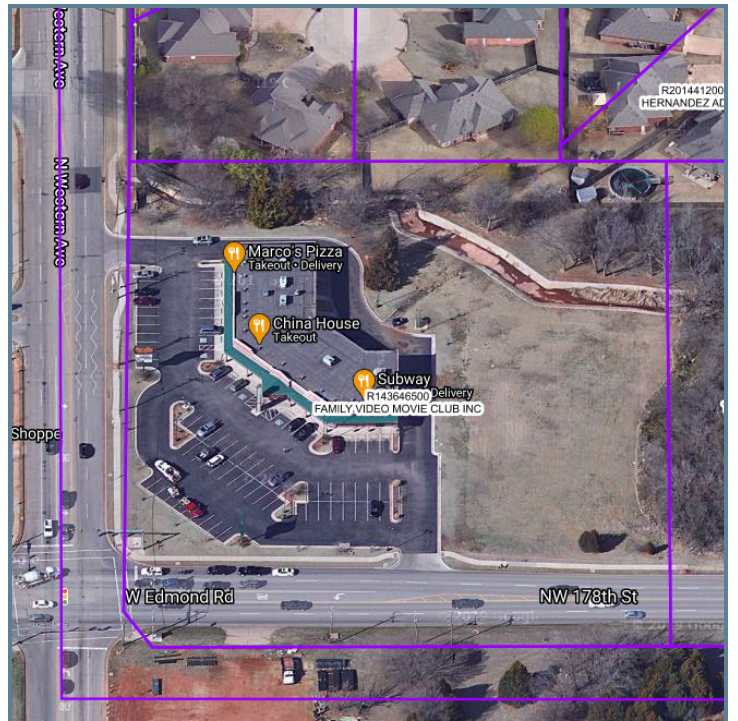
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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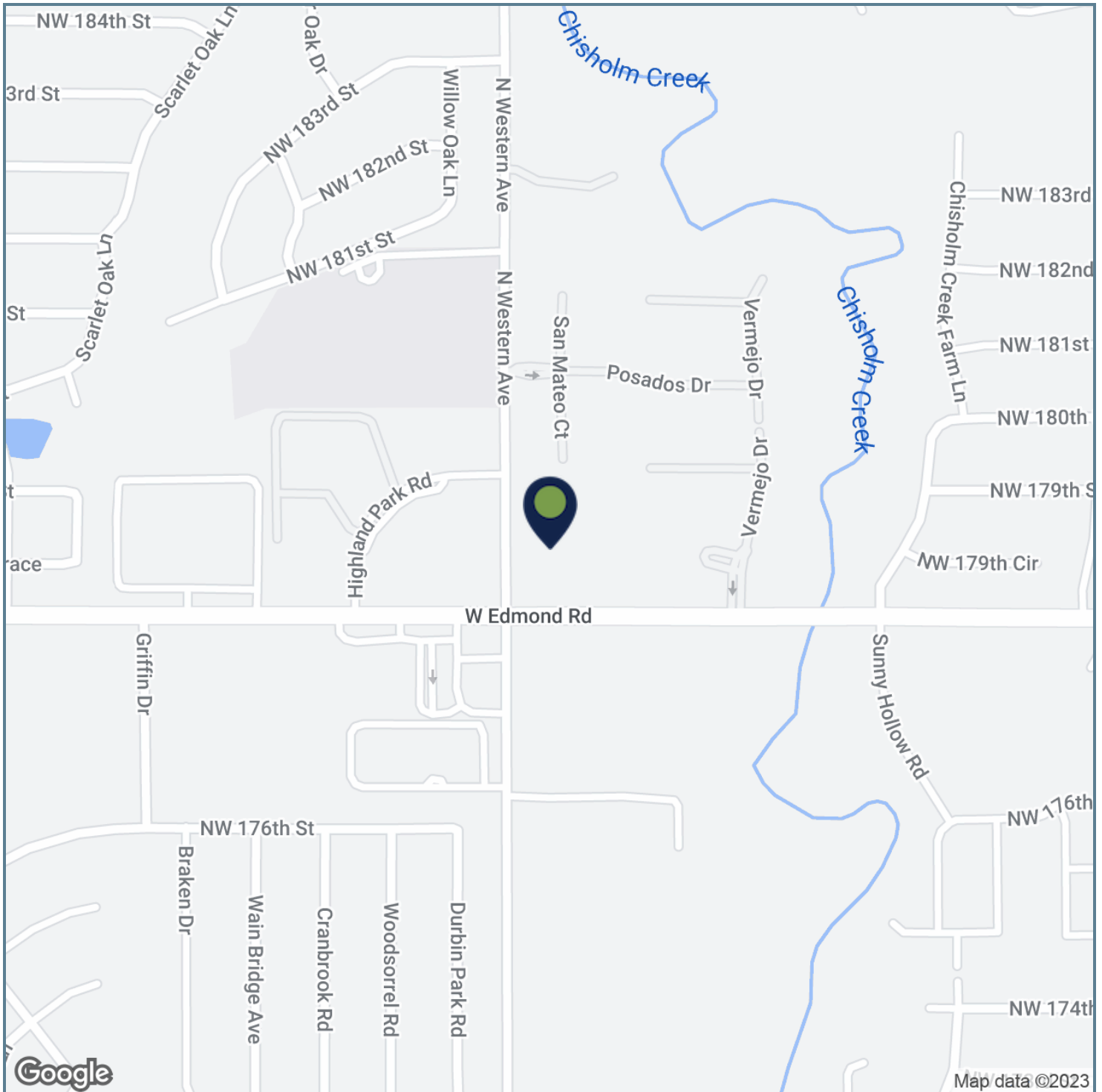
**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
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## LOCATION MAP



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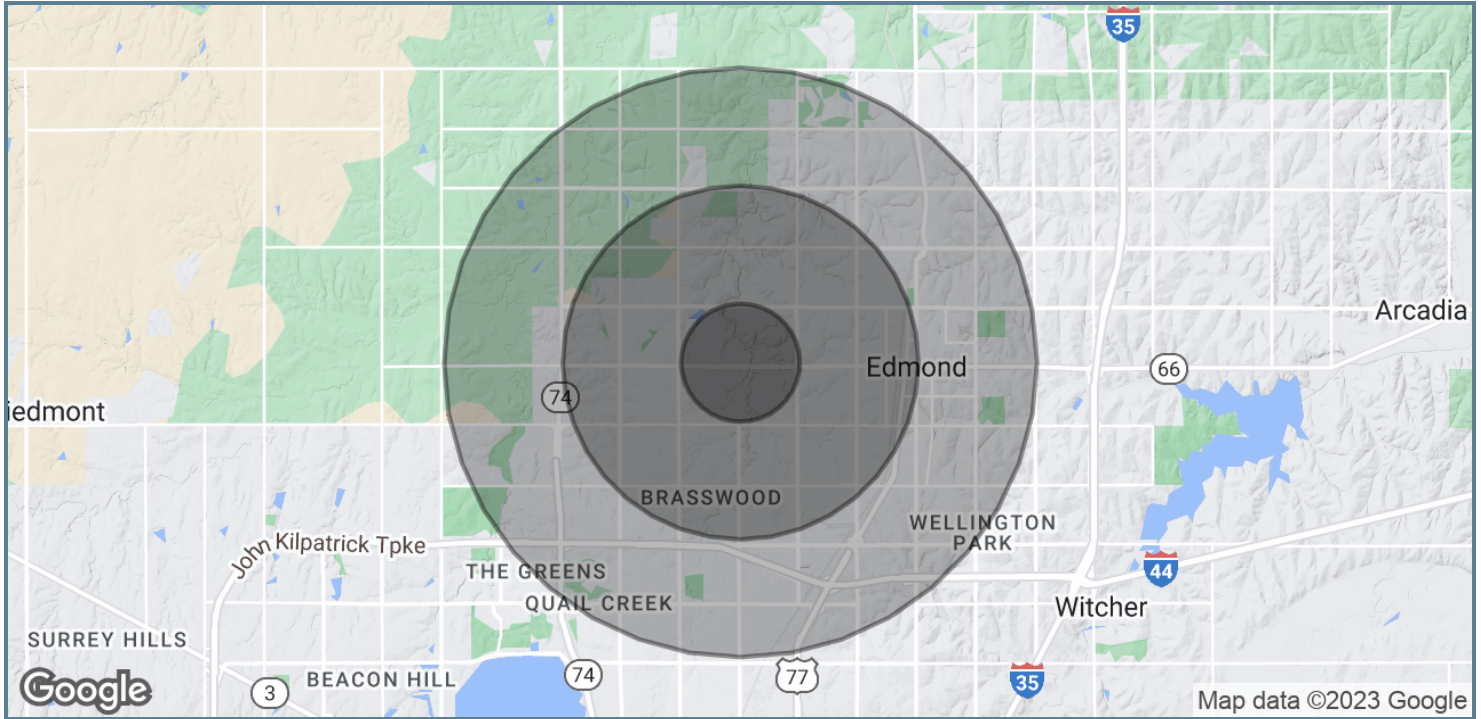
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,157	80,622	156,126
Average Age	41.1	35.8	35.7
Average Age (Male)	37.3	34.7	34.0
Average Age (Female)	44.1	36.5	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,436	31,650	65,416
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$108,160	\$99,529	\$93,910
Average House Value	\$220,737	\$218,050	\$212,614

\* Demographic data derived from 2020 ACS - US Census

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