



OFFERING SUMMARY

Available SF:	1,250 SF
Lease Rate:	\$23.00 SF/yr (NNN)
Year Built:	2013
Building Size:	6,276
Zoning:	C2
Market:	Norman

LOCATION OVERVIEW

Amazing street retail in the Heart of Norman, located along the North West corner of Main Street and NW 24th Ave. The commercial property is in a prime location for visibility at the corner of one of the busiest intersections in Norman. Situated among various booming retail and restaurant spaces and located less than a mile from I-35 and is easily accessible from surrounding Norman residential areas.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,437	24,476	41,555
Total Population	10,456	63,224	104,982
Average HH Income	\$60,826	\$67,948	\$62,441

PROPERTY HIGHLIGHTS

- Highly desirable location
- Excellent surrounding demographics
- Co-tenants include: Freddy's Frozen Custard and Batteries Plus Bulbs
- Just 3 miles from the University of Oklahoma
- Easy access to I-35
- Private bathrooms
- High traffic counts & ample parking
- This property is not eligible for medical cannabis use

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 100	\$23.00 SF/yr	1,250 SF

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SUITE 100 - INTERIOR PHOTOS

2401 W MAIN STREET, NORMAN, OK 73069



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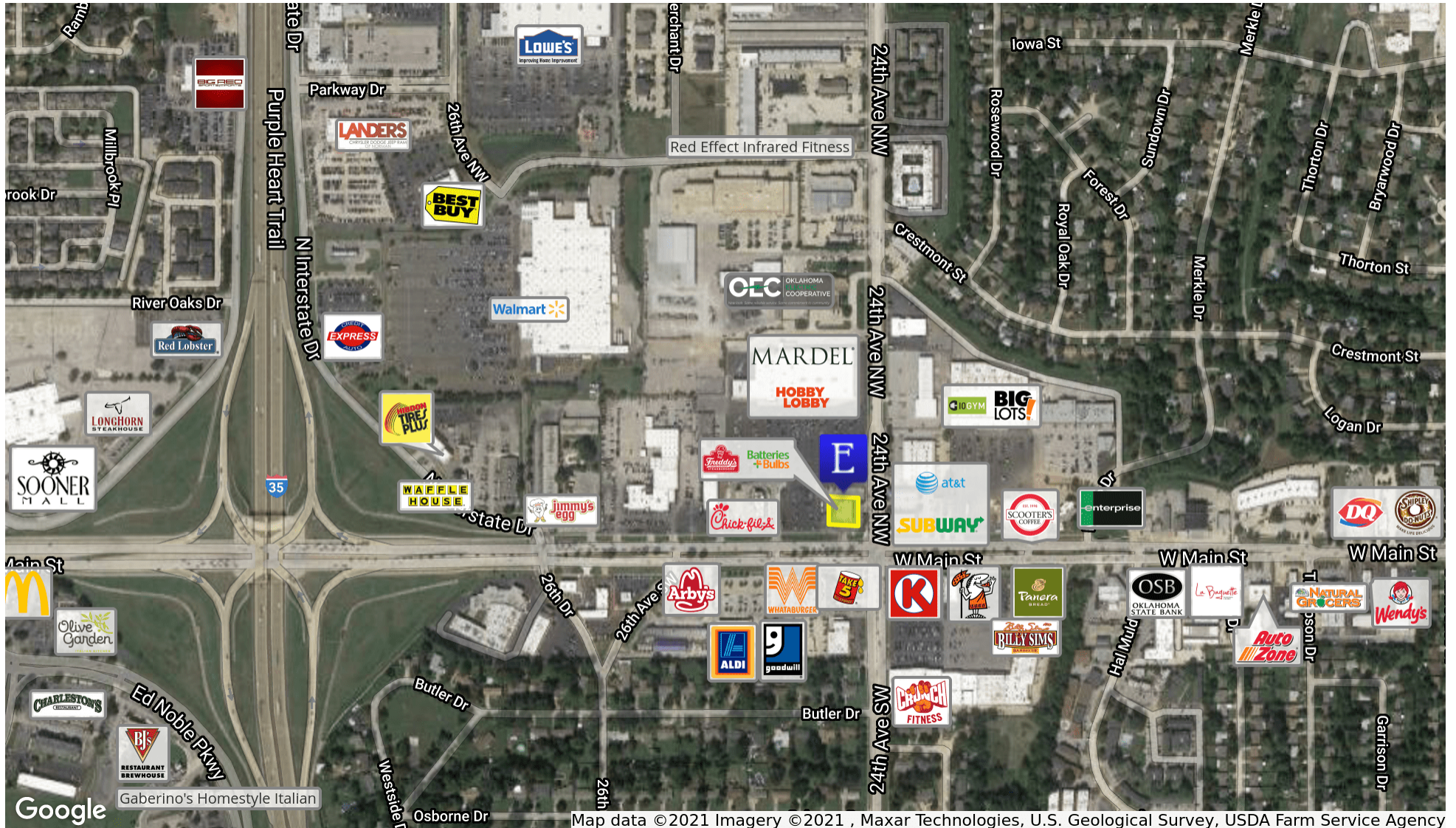
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2401 W MAIN STREET - RETAILER MAP

2401 W MAIN STREET, NORMAN, OK 73069



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