

GROUND LEASE - WEST MAIN STREET

2505 + 2525 W MAIN ST, NORMAN, OK 73069



OFFERING SUMMARY

West Lot 1:	Coming Soon: Dunkin
East Lot 2:	22,000SF \$55,000/annual
Zoning:	C-2
Market:	Norman
Traffic Count:	32,000

PROPERTY OVERVIEW

Ground lease available on the southwest and southeast corners of this property along high traffic west Norman corridor. Perfect for stand alone QSR or Retail building. The retail surrounding in immediate proximity to these lots includes Walmart, Hobby Lobby, Whataburger, Arby's, Chick-fil-A, Aldi, and Freddy's Frozen Custard.

PROPERTY HIGHLIGHTS

- Rare opportunity on W. Main Street!
- Perfect for free-standing QSR.

LOCATION OVERVIEW

Located less than 1/2 mile west of busy 24th Ave NW and Main St intersection and 1,000 feet from I-35, this property has a high traffic count of 32,000+.

New Dunkin location coming to West Lot.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,281	23,024	39,933
Total Population	10,015	59,942	101,317
Average HH Income	\$63,511	\$69,137	\$62,699

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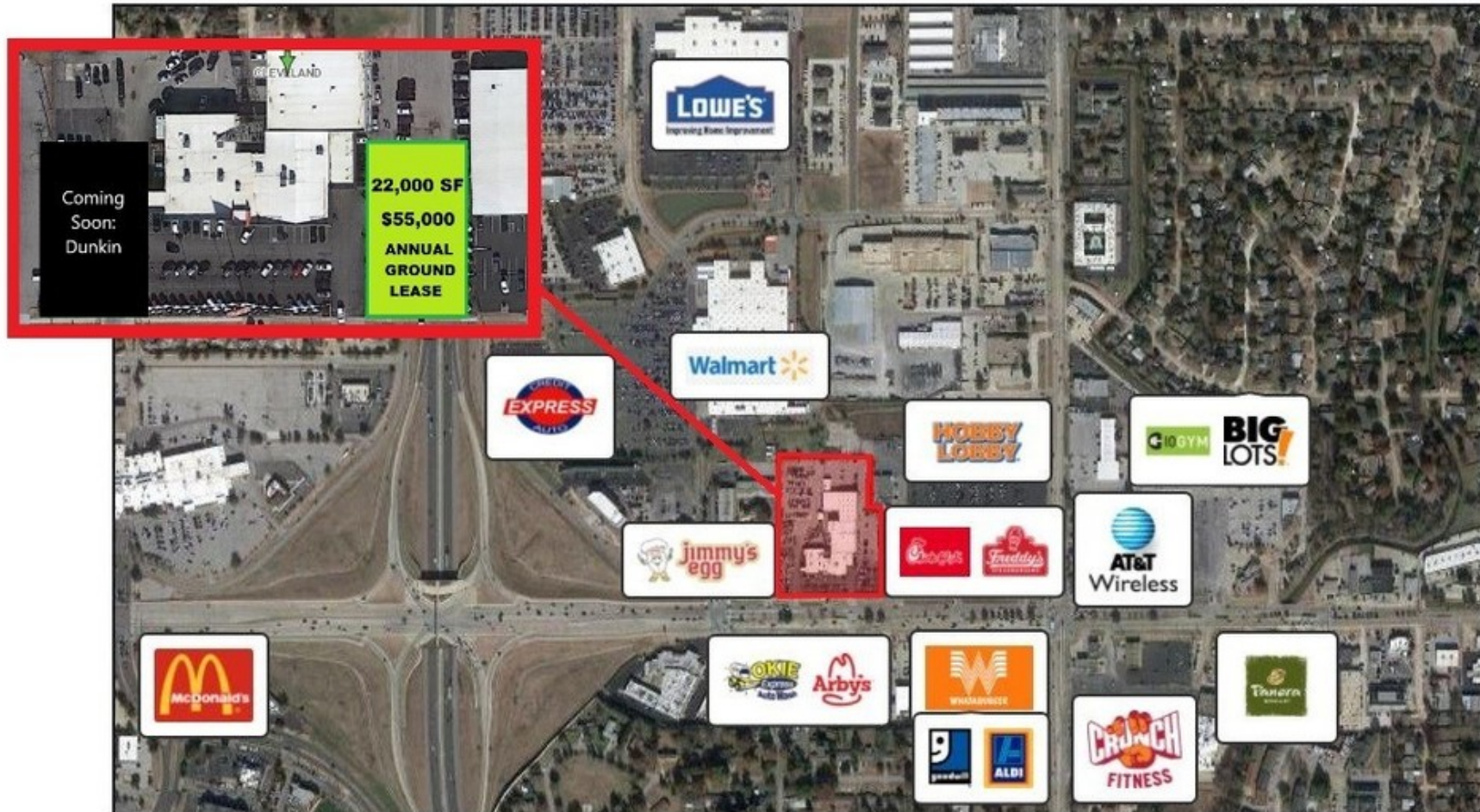
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