

# RAMBLING OAKS RESTAURANT SPACE

1131 RAMBLING OAKS DRIVE, NORMAN, OK 73072



## OFFERING SUMMARY

Available SF:	4,480 SF
Lease Rate:	\$22.00 SF/yr (NNN)
Lot Size:	1.0 Acres
Year Built:	2001
Market:	Norman

## LOCATION OVERVIEW

Centrally located in Norman, just West of I-35 and one block South of Robinson St. Surrounded by Norman's main shopping, restaurant and auto dealership corridor and among Norman's fastest growing area on the West side. Immediately adjacent businesses include Arby's, Waffle House, and Regal Spotlight Hollywood Theatre. High traffic counts along Robinson Street and a signaled intersection.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,160	19,092	36,210
Total Population	9,795	44,647	93,123
Average HH Income	\$91,199	\$72,831	\$68,015

## PROPERTY OVERVIEW

Opportunity to lease a one story, free-standing restaurant building (formerly Rib Crib) on Norman's fast growing West side. The site provides ample parking and easy access to and from all areas of Norman. The demographics for this site make it an ideal location for a local or national restaurant.

## PROPERTY HIGHLIGHTS

- Easy access to I-35
- Excellent demographics and surrounded by bustling residential
- Located within 2 miles of University North Park and Sooner Fashion Mall
- 4 miles from the University of Oklahoma

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