A RETAIL LEASE OPPORTUNITY



RAMBLING OAKS RESTAURANT SPACE

1131 RAMBLING OAKS DRIVE, NORMAN, OK 73072



4,480 SF

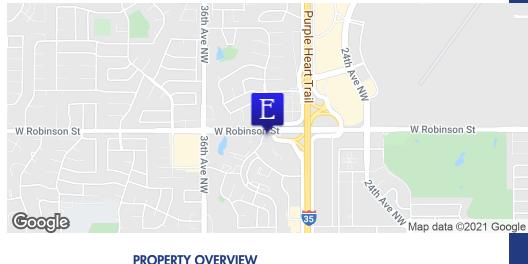
(NNN)

1.0 Acres

2001

Norman

\$22.00 SF/yr



OFFERING SUMMARY

Available SE:

Lease Rate:

Lot Size:

Year Built:

Market:

| 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

PAUL SWALES

Equity Commercial Realty II, LLC paul@fleskeholding.com

(405) 420- 6244 cell (405) 701- 3505 x218 office

Equity Commercial Realty II, LLC josh@fleskeholding.com

JOSH WHITE, CCIM

(405) 417- 6761 cell (405) 701- 3505 x221 office



The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Really II, LLC. All rights reserved.

A RETAIL LEASE OPPORTUNITY



RAMBLING OAKS RESTAURANT SPACE

1131 RAMBLING OAKS DRIVE, NORMAN, OK 73072









PAUL SWALES

Equity Commercial Realty II, LLC paul@fleskeholding.com

(405) 420- 6244 cell (405) 701- 3505 x218 office

Equity Commercial Realty II, LLC josh@fleskeholding.com

JOSH WHITE, CCIM

(405) 417- 6761 cell (405) 701- 3505 x221 office

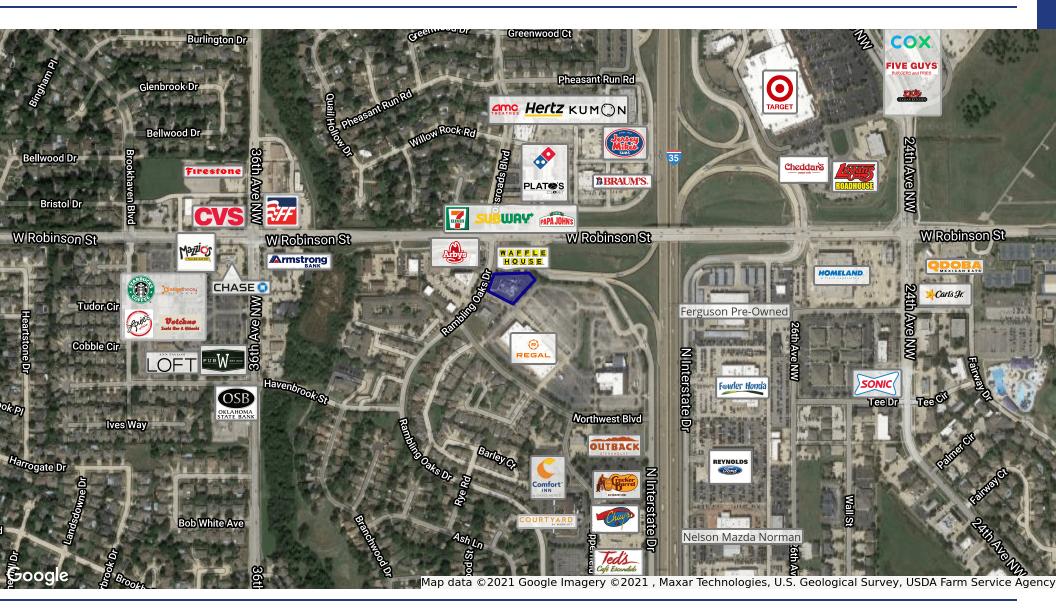


The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.

EQUITY R E A L T Y

RAMBLING OAKS RESTAURANT SPACE

1131 RAMBLING OAKS DRIVE, NORMAN, OK 73072



PAUL SWALES

Equity Commercial Realty II, LLC paul@fleskeholding.com

(405) 420- 6244 cell (405) 701- 3505 x218 office Equity Commercial Realty II, LLC josh@fleskeholding.com

JOSH WHITE, CCIM

(405) 417- 6761 cell (405) 701- 3505 x221 office



The information contained herein has been obtained from the Owner and other reliable sources and is offered as an aid for investment analysis. Although deemed reliable information is not guaranteed, and is provided subject to errors, omissions, prior sale or withdrawal. Equity Commercial Realty II, LLC. All rights reserved.