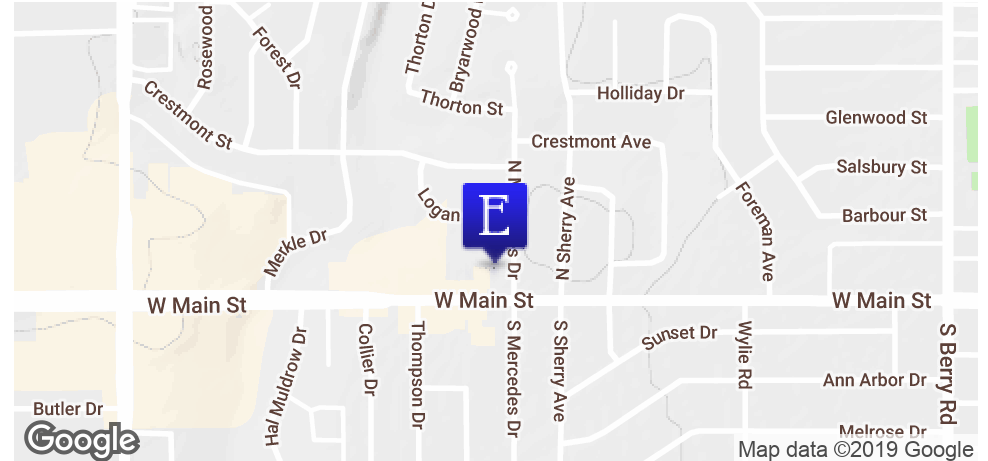


FREE STANDING VERIZON

1805 W MAIN, NORMAN, OK 73069



OFFERING SUMMARY

Available SF:	2,528 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Lot Size:	0.35 Acres
Year Built:	1979
Building Size:	2,528
Zoning:	C-2
Traffic Count:	27,830

PROPERTY OVERVIEW

Free Standing Building For Lease

PROPERTY HIGHLIGHTS

- 24th Ave SW and W Main St is the Busiest Intersection in Cleveland County
- Surrounded By Many National Retailers
- Property Renovated By Previous Tenant
- Property Has Drive Thru Capability

LOCATION OVERVIEW

Located at the hard corner of Mercedes and Main, the property lies at a signalized intersection on the busy Main Street in Norman roughly 1/2 mile from Interstate 35. Just minutes from the campus of the University of Oklahoma, Site boasts traffic count of 27,830 vehicles per day (ACOG '17).

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,855	26,815	42,456
Total Population	11,430	68,533	107,185
Average HH Income	\$54,794	\$64,295	\$61,887

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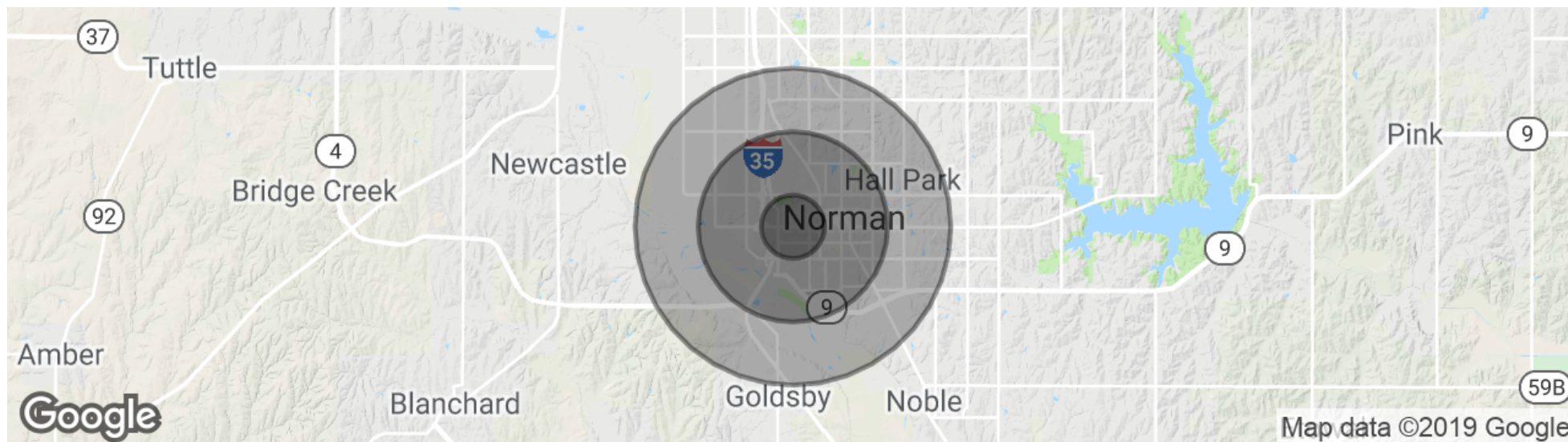
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,430	68,533	107,185
Median age	31.4	31.3	30.7
Median age (Male)	27.7	29.5	29.4
Median age (Female)	36.0	34.0	32.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,855	26,815	42,456
# of persons per HH	2.4	2.6	2.5
Average HH income	\$54,794	\$64,295	\$61,887
Average house value	\$99,612	\$161,290	\$161,790

* Demographic data derived from 2010 US Census

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