

HEISMAN SQUARE

1209-1249 E ALAMEDA ST NORMAN, OK 73071



PROPERTY DESCRIPTION

New Ownership! Heisman Square is a neighborhood center delivering steady daytime traffic, excellent drive-by visibility and ample customer parking. Located minutes from the University of Oklahoma Campus Heisman square offers a diverse tenant mix including: Ace Hardware, Supercuts, Cato Fashion, Sally Beauty, and O'Reilly Auto Parts. Suite 1249 is a 2nd generation tanning salon with 3,750 SF and infrastructure to support medical, wellness, salon and service uses, Suite 1237 offers 3,750 SF as well. New owner is committed to strategic capital improvements and proactive asset management.

TRAFFIC COUNTS

12th Ave SE	north south	28,410 29,300
Alameda	east west	15,624 14,433

PROPERTY HIGHLIGHTS

- Strong Co-tenancy
- Full Panel Signage on Monument Sign on 12th Ave
- 3-Phase Electric
- 1000 AMPs
- Polished and Stained Concrete Floors
- 25+ Tons of HVAC air supply
- 57,700+ VPD
- Parking Ratio: 5.19/1,000 SF

OFFERING SUMMARY

Lease Rate	\$18 - 19.50 SF/yr (NNN)
Available SF:	1,875 - 7,500 SF
Building Size Lot Size:	29,795 SF 3.71 Acres

AARON DIEHL

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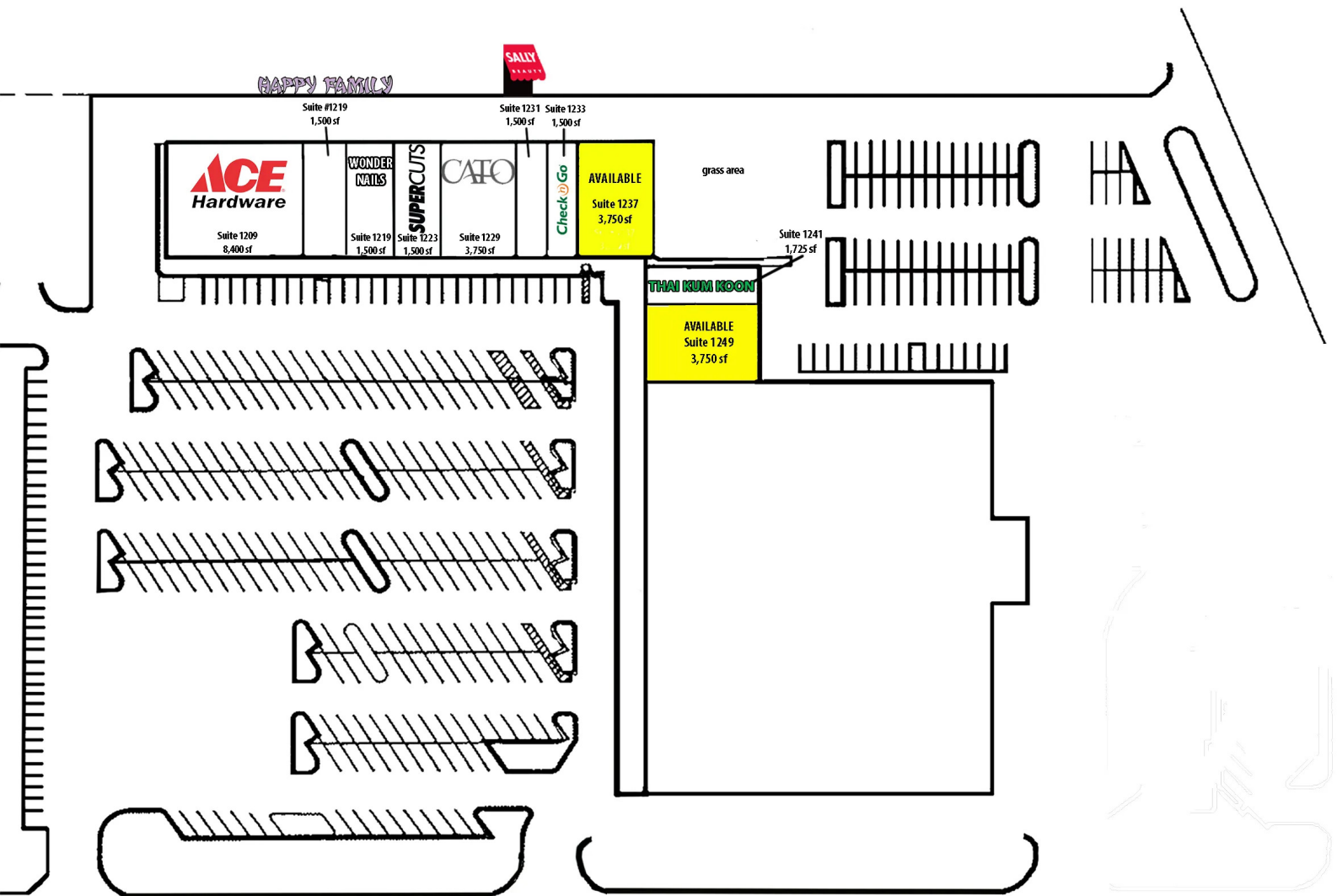
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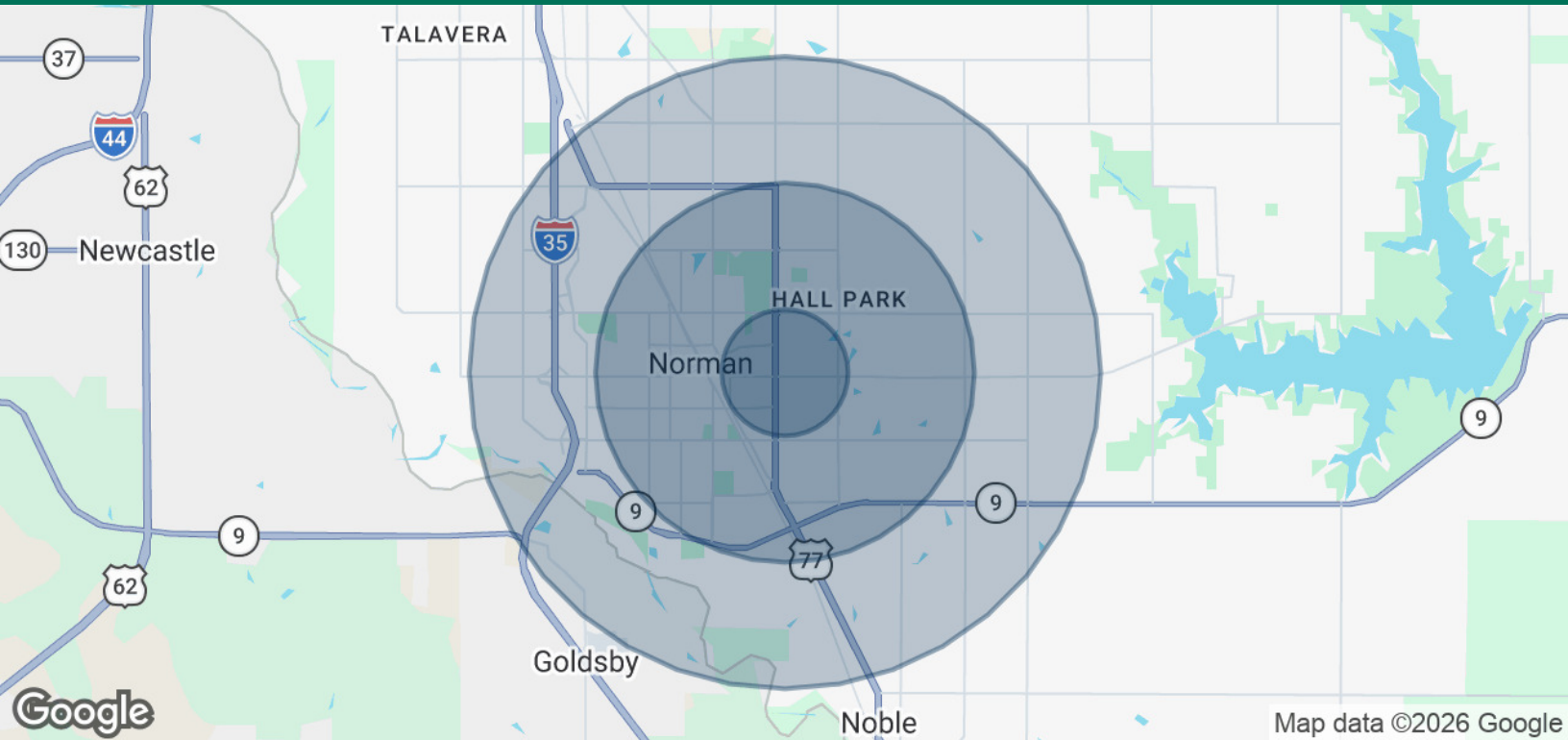
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,989	72,402	108,758
Average Age	31.0	30.1	32.9
Average Age (Male)	28.9	29.3	31.6
Average Age (Female)	32.8	32.0	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,457	30,431	47,185
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$49,354	\$56,597	\$65,569
Average House Value	\$141,810	\$149,785	\$174,301

* Demographic data derived from 2020 ACS - US Census

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