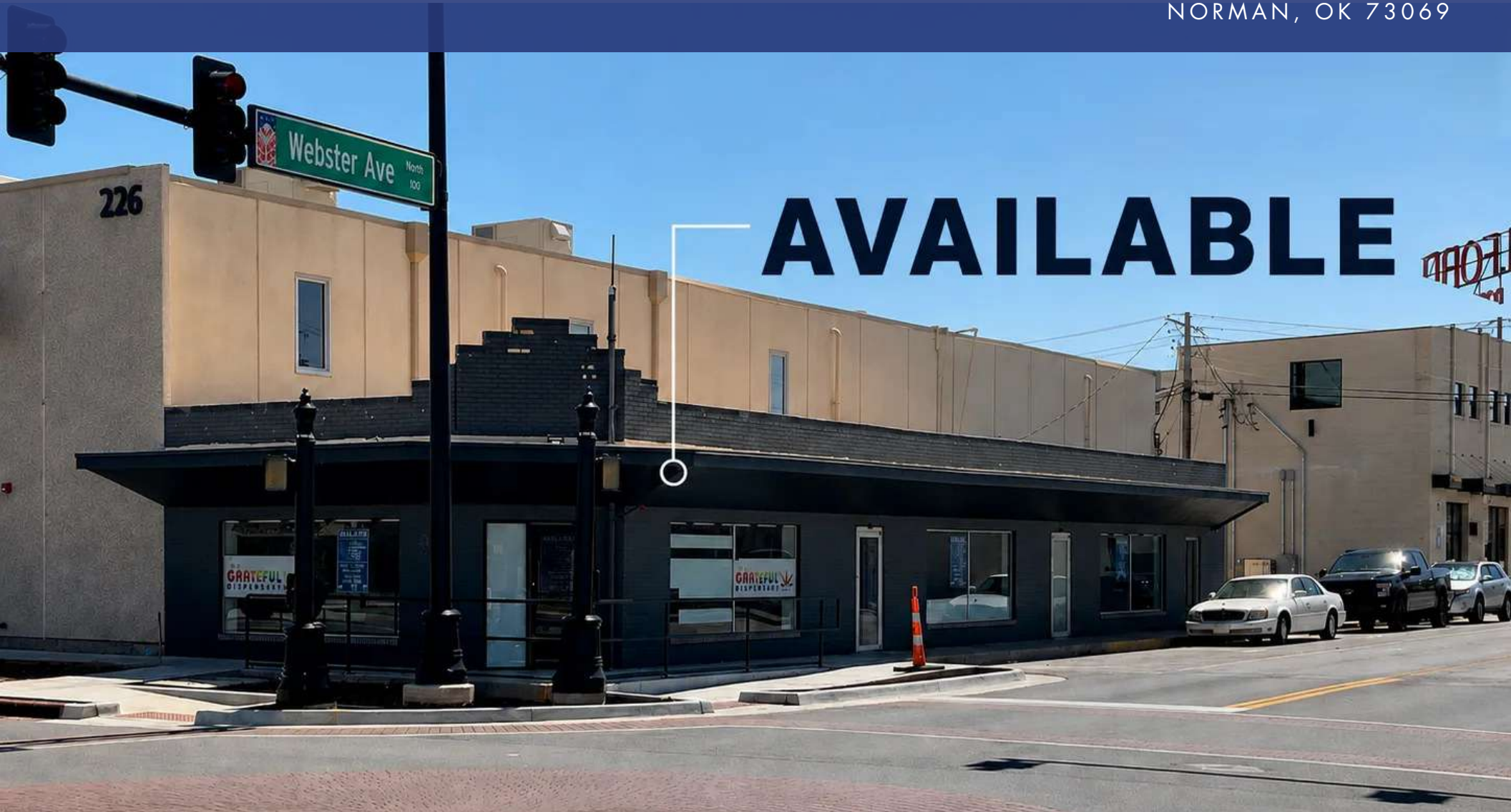


A RETAIL LEASE OPPORTUNITY

230 W GRAY ST

NORMAN, OK 73069



JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
Founding Principal
(405) 640-6167 office
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jjhatfield@equityrealty.net

TYLER STEER

Equity Commercial Realty Advisors, LLC
Associate
(405) 640-6167 office
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OFFERING SUMMARY

Available SF:	2,107 SF
Lease Rate:	\$12.00/SF NNN
Insurance + Taxes:	\$137/mo.
Lot Size:	0.08 Acres
Year Built/Renovated:	1960 / 2018
Zoning:	CCFB (Center City Formed Base Code)

PROPERTY HIGHLIGHTS

- Prime Corner Location on the SE Corner of W Gray & Webster Ave.
- Excellent Visibility with Prominent Corner Storefront & Entrance
- Located in the Heart of Downtown Norman
- Traffic Counts (vehicles/day): W Gray - 6,800 | W Main - 25,695 | N Flood - 11,857 | N Porter - 15,750
- Surrounded by Restaurants, Retail, Offices & Downtown Amenities
- Convenient Access to the University of Oklahoma
- Walkable Urban Location with Nearby Public Parking
- Flexible Retail Space Well-Suited for a Variety of Commercial Concepts
- Tenant Responsible for all Utilities (Total Electric)

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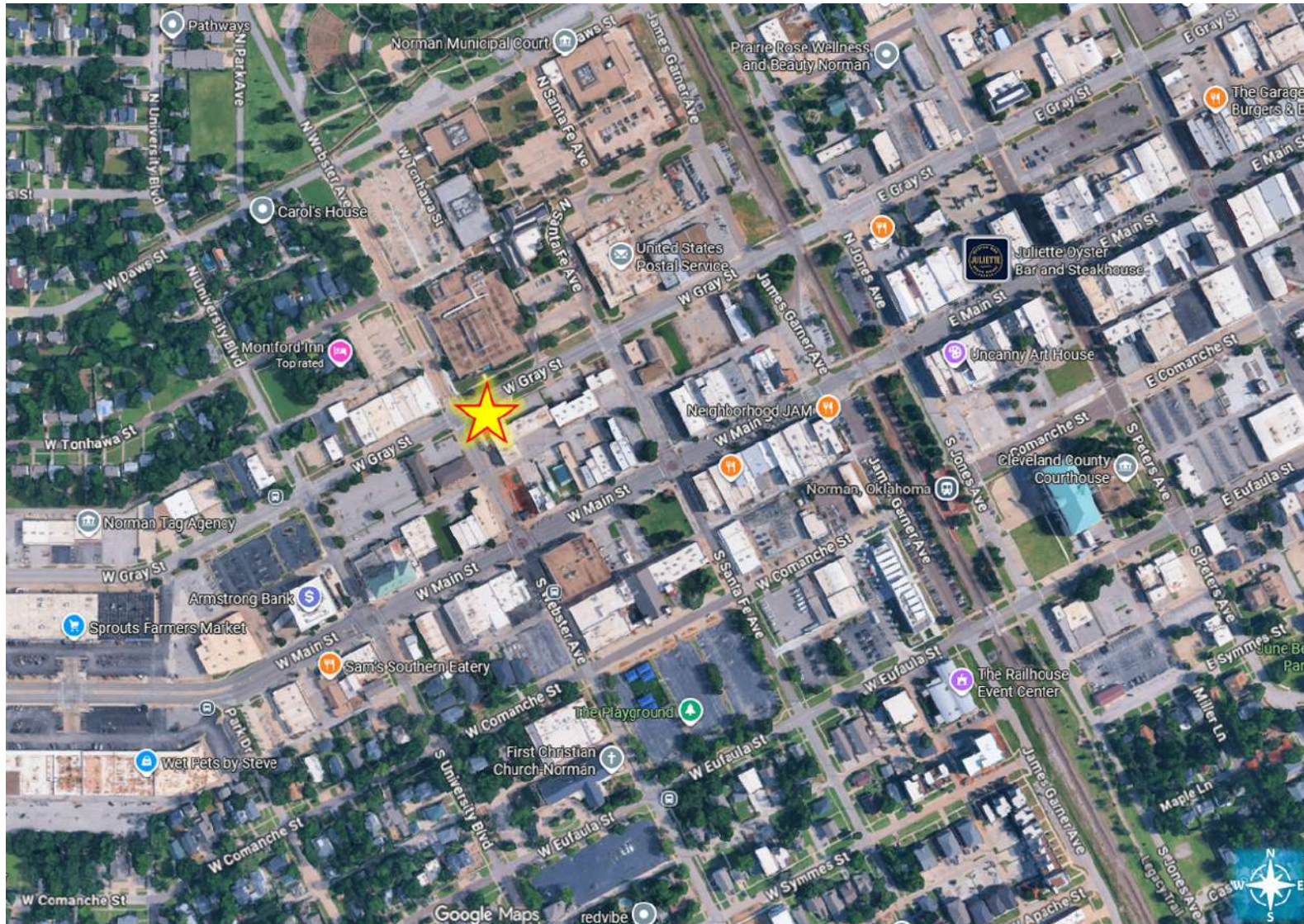
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