# AN OFFICE/RETAIL LEASE OPPORTUNITY 1100 N PORTER AVE NORMAN, OK 73071





## **OFFERING SUMMARY**

Available (Suite 108):	2,200 SF	
Lease Rate:	\$8.00/SF	
CAM:	\$1.50/SF	
Building Size:	6,820 SF	
Lot Size:	0.22 Acres	
Year Built/Renovated:	1965 / 2021	
Parking:	65 Spaces	
Zoning:	C-3 (Commercial)	
JUDY J. HATFIELD, CCIM		

### **PROPERTY HIGHLIGHTS**

Located 1 Block South of E Robinson St - Directly West of Norman Regional Ha	ospital
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- Great Location with Frontage on N Porter Ave & Mosier Street
- Traffic Count (vehicles/day): N Porter Ave 16,310 | E Robinson St 29,431
- New Front Door Provides Direct Entry to Suite 108 (Installed 2022)
- Building Roof Replaced (2022) | New LED Lights & Ceiling Tiles (2021)
- Tenant Responsible for Utilities & Janitorial

### **DEMOGRAPHICS**

1965 / 2021		1 MILE	3 MILES	5 MILES
65 Spaces	Total Households	3,386	31,304	48,952
C-3 (Commercial)	Total Population	8,413	80,724	123,170
	Average HH Income	\$60,303	\$76,390	\$86,269

Equity Commercial Realty Advisors, LLC iihatfield@ccim.net

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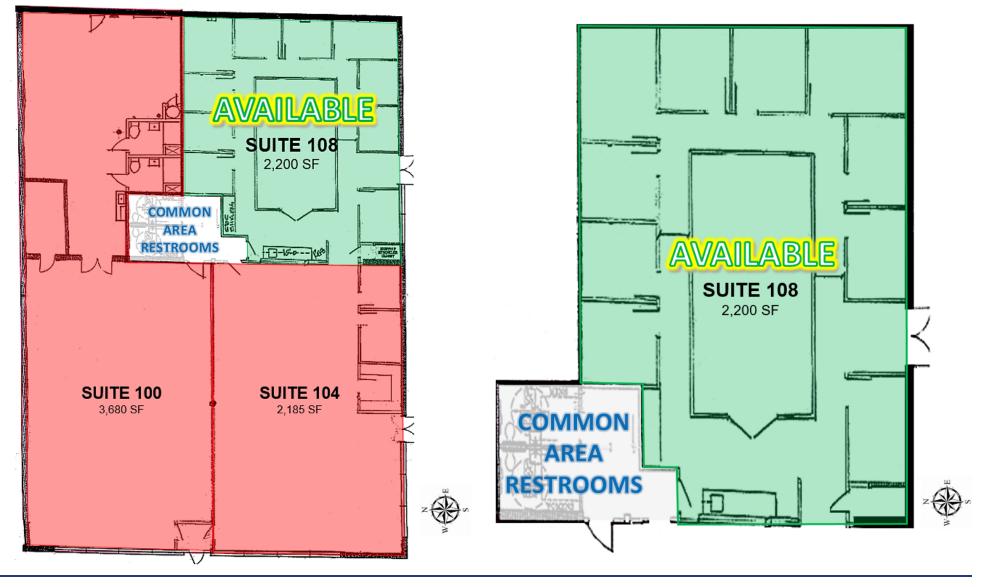
**TYLER STEER** 

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