

AN OFFICE LEASE OPPORTUNITY

2120 MCKOWN DRIVE

NORMAN, OK 73072



**JUDY J. HATFIELD, CCIM**

EQUITY COMMERCIAL REALTY ADVISORS, LLC

[jjhatfield@ccim.net](mailto:jjhatfield@ccim.net)

(405) 640- 6167 cell

**TYLER STEER**

EQUITY COMMERCIAL REALTY ADVISORS, LLC

[tsteer@equityrealty.net](mailto:tsteer@equityrealty.net)

(405) 642- 4335 cell





## OFFERING SUMMARY

Total Available SF:	2,450 SF
Suite A:	\$14.00/SF NNN (800 SF)
Suite B:	\$15.50/SF NNN (1,650 SF)
NNN Rate:	\$4.00/SF
Lot Size:	0.31 Acres
Year Built/Renovated:	2001 / 2019
Zoning:	C-1 (Local Commercial)
Parking Spaces:	20 (Surface Lot)

## PROPERTY HIGHLIGHTS

- Office Building Located on McKown Drive - Just East of 24th Ave SW and South of Highway 9
- Traffic Counts (vehicles/day): 24th Ave SW - 18,443 | Highway 9 - 32,900 | I-35 - 111,000
- Layout (Suite A): Lobby, 2 Offices, Large Storage Room, 1 ADA Restroom, Kitchenette | New Flooring/Paint/Ceilings (2019)
- Layout (Suite B): Lobby Area with Walk-Up Window, 3 Patient Rooms with Sinks, Large Office/Storage Room, 2 ADA Restrooms, Kitchenette with Refrigerator/Microwave/Sink, Security System
- NNN Includes Insurance, Taxes, and Landscaping - Tenant Responsible for Utilities and Janitorial
- Shared Water (Building), Separate Electric Meters, No Gas

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,197	21,606	46,987
Total Population	7,192	55,179	116,995
Average HH Income	\$80,882	\$73,677	\$81,020

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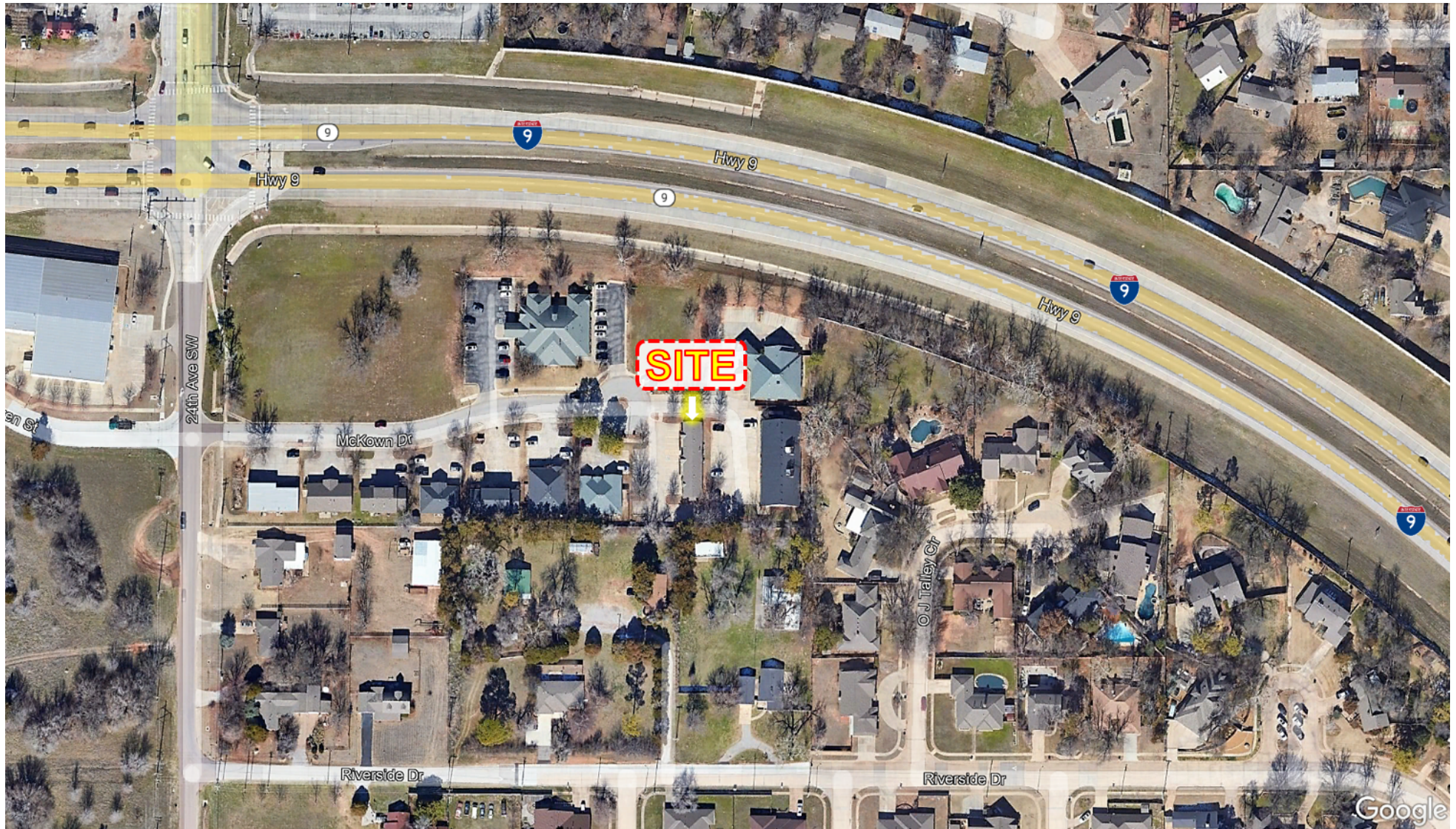
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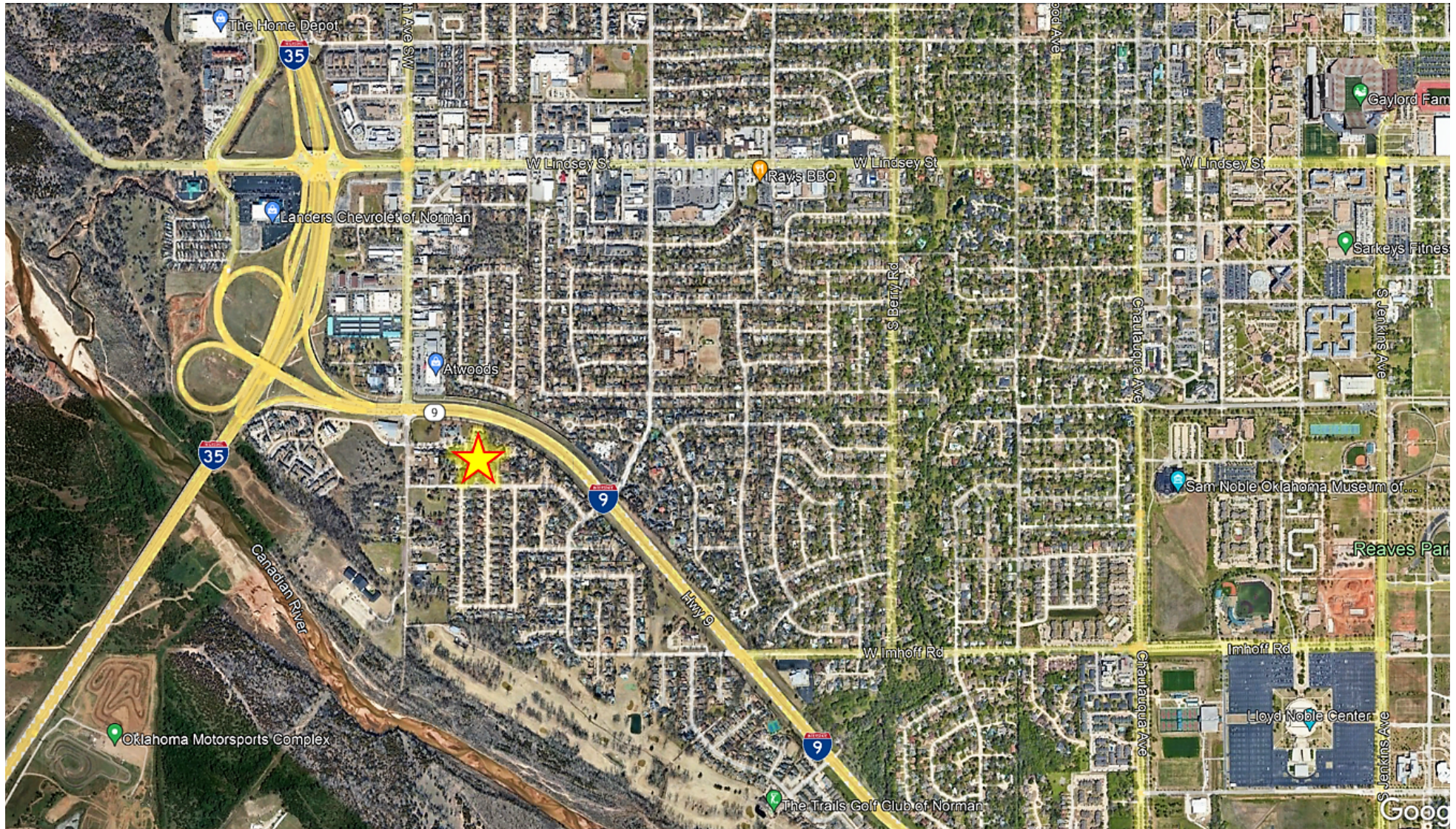
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