

AN OFFICE LEASE OPPORTUNITY

2360 MCKOWN DRIVE

NORMAN, OK 73072



**JUDY J. HATFIELD, CCIM**

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## OFFERING SUMMARY

Available SF:	1,300 SF
Lease Rate:	\$15.00/SF NNN
NNN Rate:	\$4.00/SF
Building Size:	2,400 SF
Lot Size:	0.22 Acres
Zoning:	C-1 (Local Commercial)
Parking Spaces:	10 (Surface Lot)

## PROPERTY HIGHLIGHTS

- Office Space 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: Lobby/Waiting Area with Large Reception Desk, 3 Large Offices, 1 ADA Restroom, Kitchenette with Sink
- 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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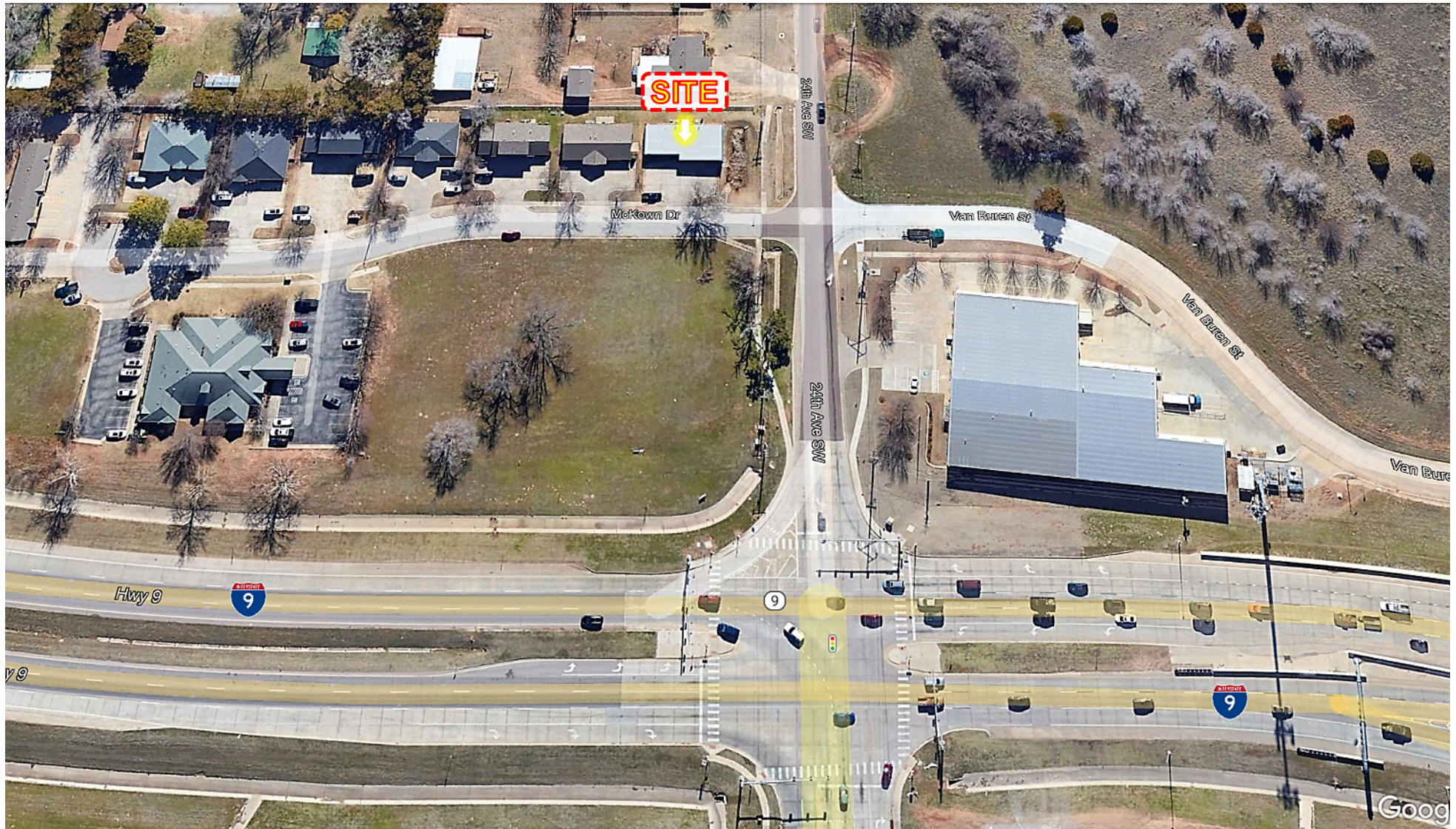
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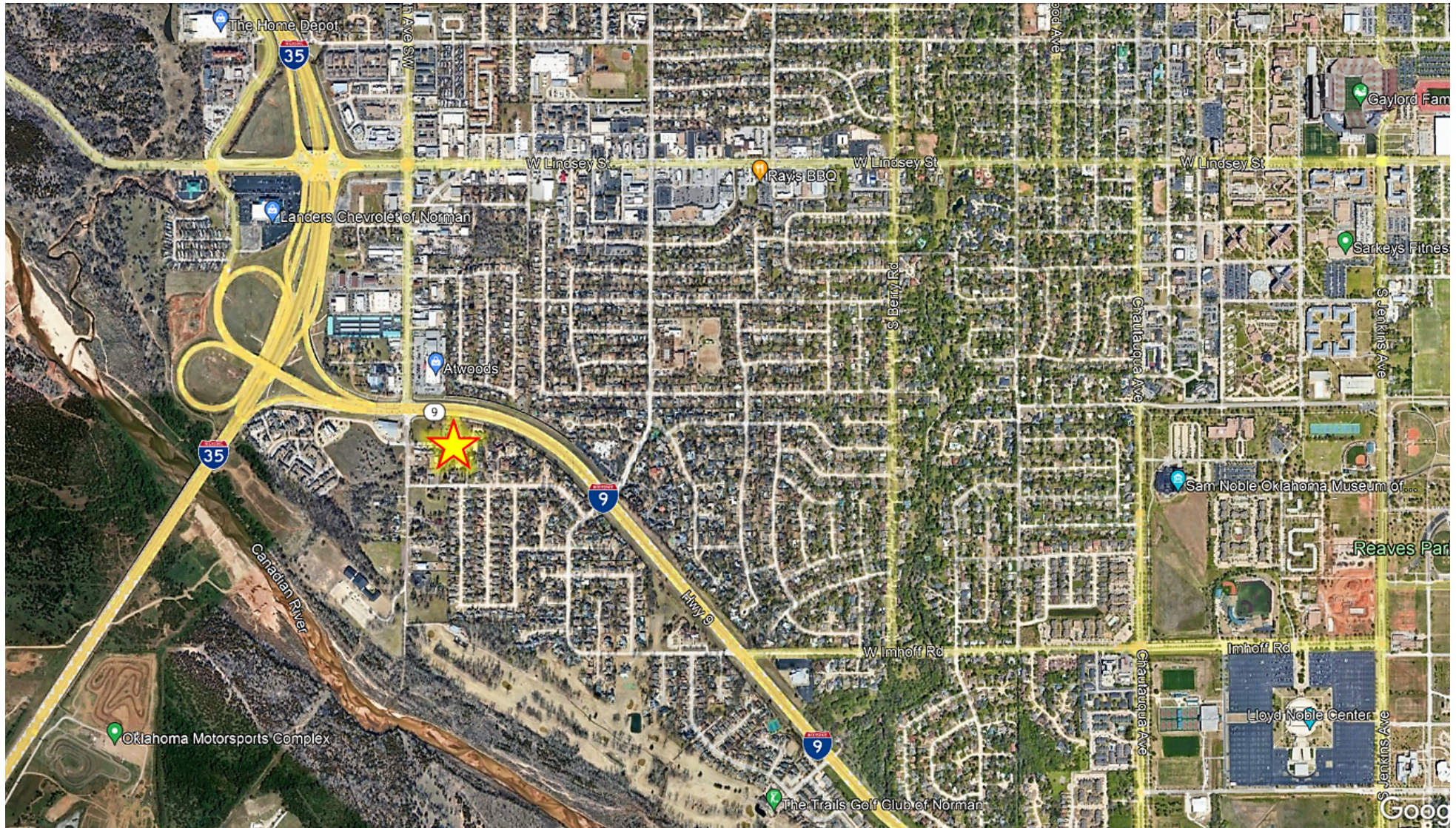
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