

A RETAIL LEASE OPPORTUNITY

106 E MAIN ST

NORMAN, OK 73069



JUDY J. HATFIELD, CCIM

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OFFERING SUMMARY

Available SF: 3,256 SF

Lease Rate: \$2,400/mo. + NNN

Insurance + Taxes: \$184/mo.

Lot Size: 0.08 Acres

Year Built/Renovated: 1920 / 2014

Zoning: C-3 (Commercial)

PROPERTY HIGHLIGHTS

- Located on the Art Walk Corridor in Historic Downtown Norman with Frontage on E Main Street
- Prime Location in a High Traffic Area | Traffic Counts (vehicles/day): E Main St - 21,911 | S Porter Ave - 15,750
- Store-Front Windows and Display Cases | Exposed Brick Walls | Historic Tin Ceiling Tiles Throughout
- Large Open Retail Area with 14FT Ceilings, Built-In Front Desk, 2 Changing Rooms, Offices/Storage Rooms in Rear, Breakroom, Upstairs Storage Area, 3 Restrooms (2 ADA & 1 Employee), Wired for Security System
- Tenant Responsible for Utilities (Electric/Gas/Water)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,786	34,618	48,343
Total Population	10,533	86,847	120,490
Average HH Income	\$51,865	\$71,461	\$82,397

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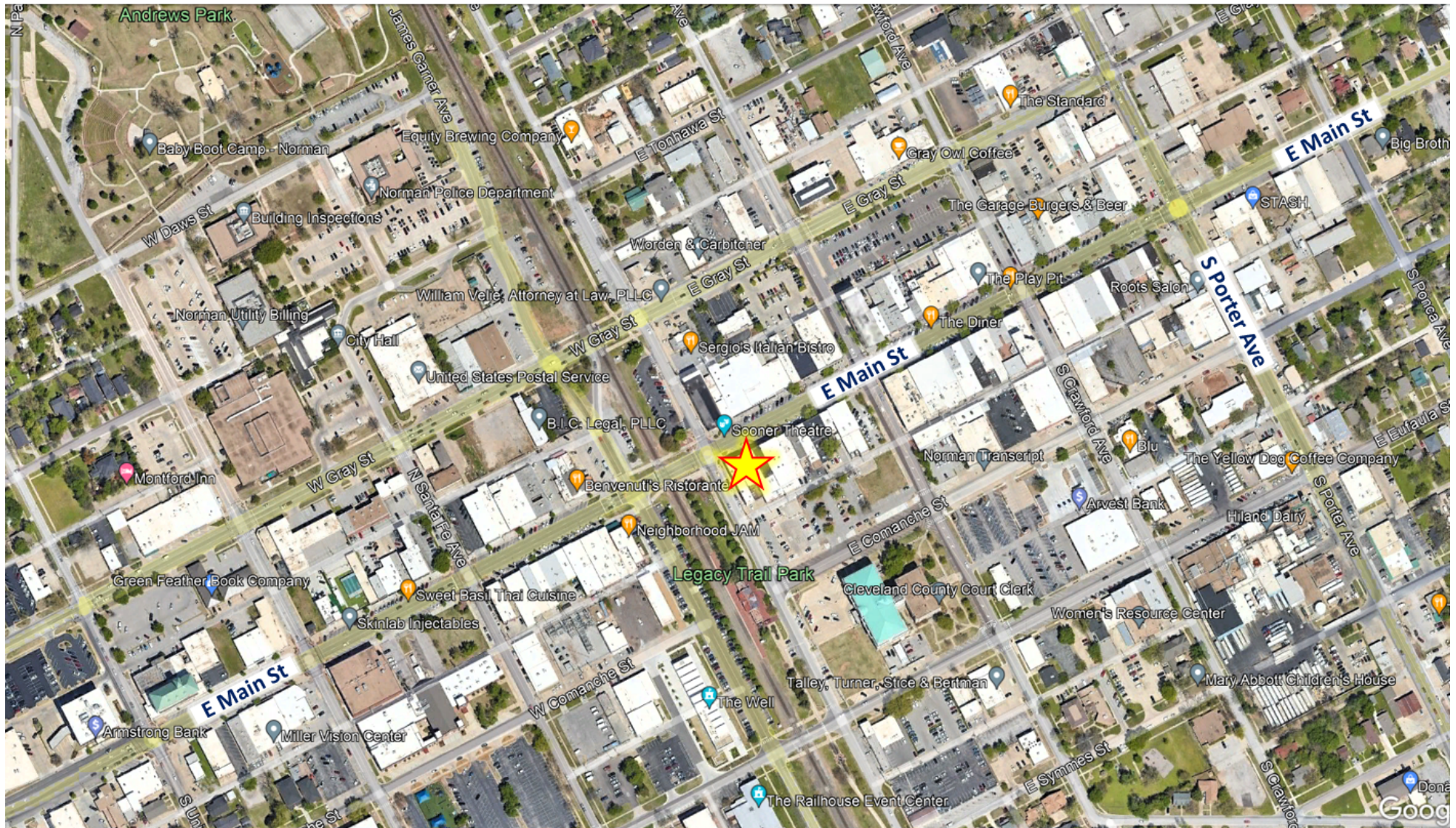
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