

A RETAIL LEASE OPPORTUNITY

522-524 N PORTER AVE

NORMAN, OK 73071



**JUDY J. HATFIELD, CCIM**

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## OFFERING SUMMARY

Available SF: 2,600 SF

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

Insurance + Taxes: \$294/mo.

Lot Size: 0.68 Acres

Total Building Size: 8,375

Year Built/Renovated: 2009 / 2015

Zoning: C-2 (Commercial)

## PROPERTY HIGHLIGHTS

- Retail Space Available in the "North Porter Park" Strip Center Located on N Porter Ave
- Great Location in a High Traffic Area | Traffic Counts (vehicles/day): N Porter Ave - 15,271 | E Robinson St - 32,967
- Former Jewelry Store - Large Open Retail Area, 2 Offices/Storage Rooms in Rear, 1 ADA Restroom, 10FT Ceilings, 2 Rear Metal Doors with Deadbolts, Wired for Security System
- Large Safes are Available in the Space if Practical for Tenant's Use
- Tenant Responsible for Utilities (Total Electric)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,918	33,072	48,688
Total Population	8,872	84,488	121,487
Average HH Income	\$55,195	\$72,837	\$82,981

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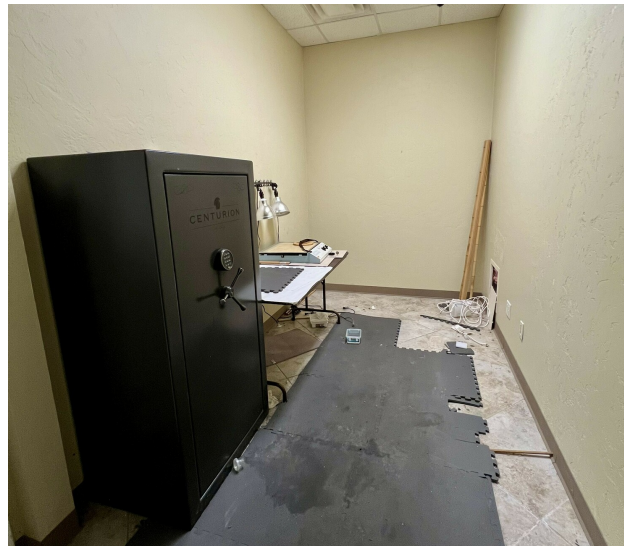
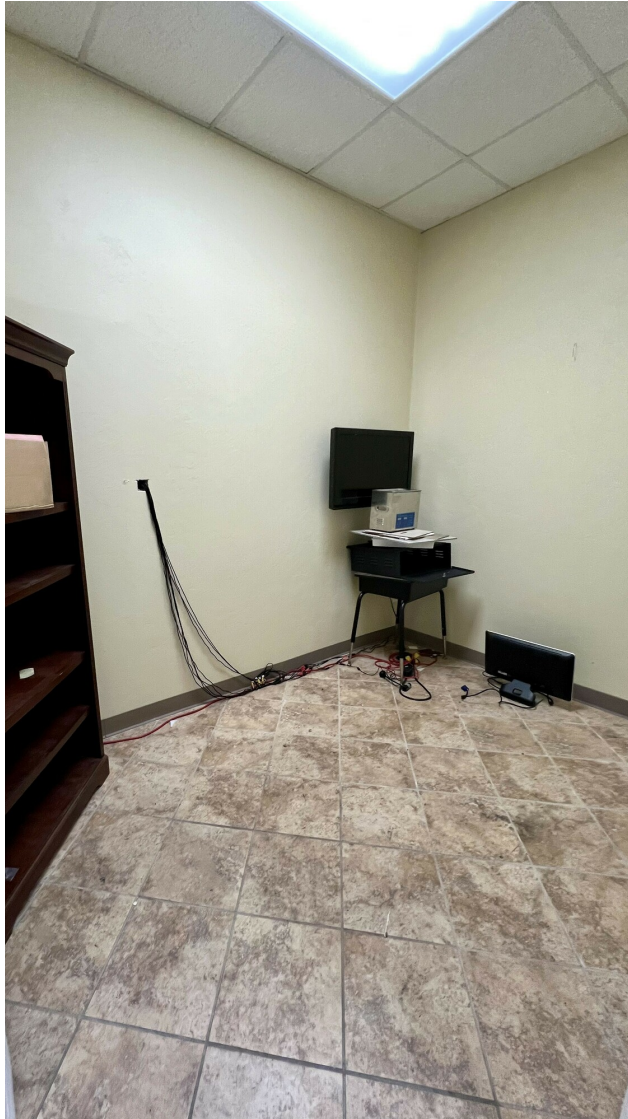
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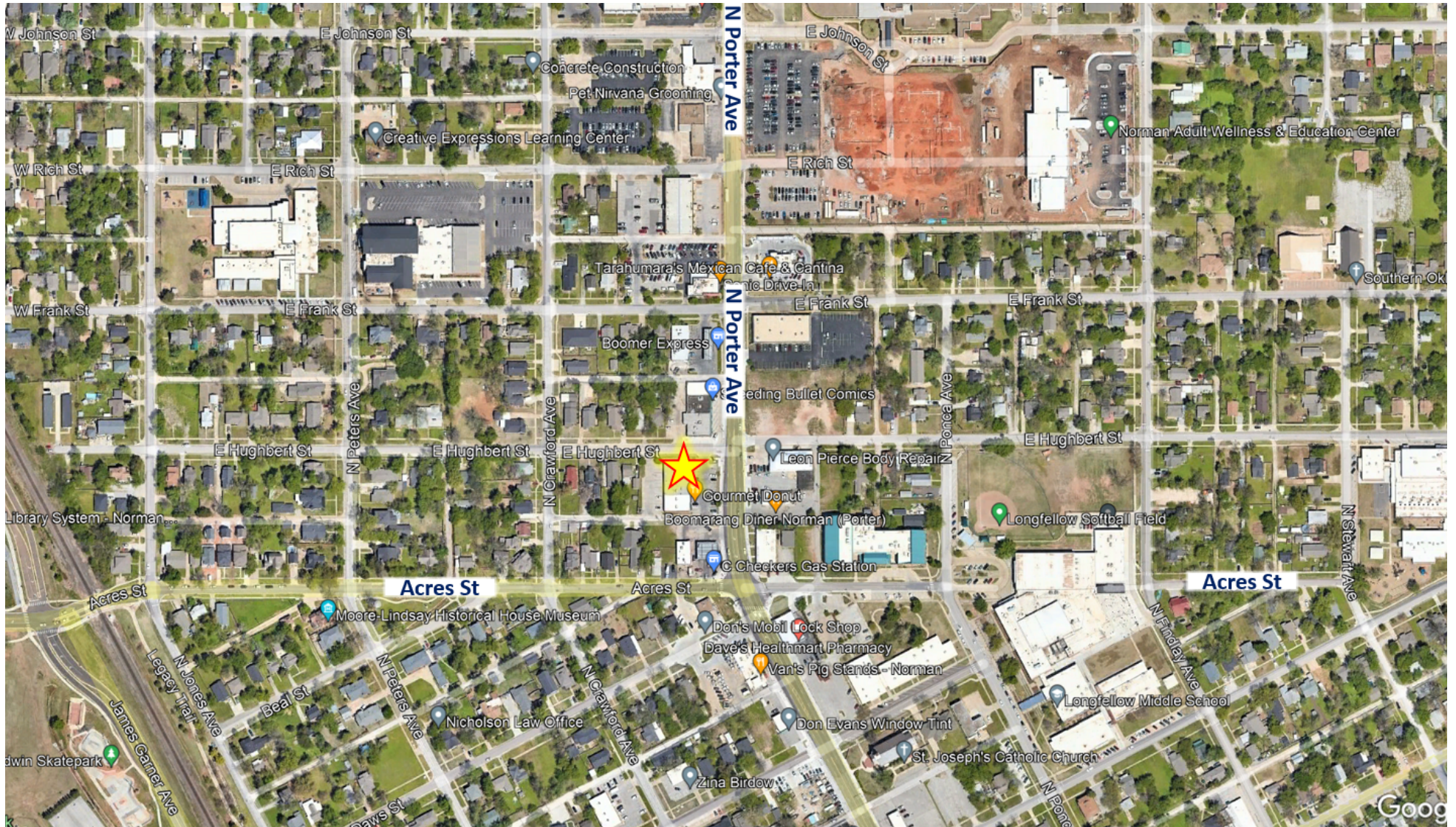
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