

A RESTAURANT/RETAIL LEASE OPPORTUNITY

924 W MAIN ST

NORMAN, OK 73069



JUDY J. HATFIELD, CCIM

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OFFERING SUMMARY

Available SF:	3,500 SF
Lease Rate:	\$2,600/mo. + NNN
Insurance + Taxes:	\$260/mo.
Lot Size:	0.59 Acres
Total Building Size:	11,551 SF
Year Built/Renovated:	1965 / 2000
Zoning:	C-2 (Commercial)

PROPERTY HIGHLIGHTS

- Great Visibility and Frontage on W Main Street - Directly Across from Norman High School
- Traffic Counts (vehicles/day): W Main St - 25,695 | Flood Ave - 11,857
- Former Mexican Restaurant - Open Dining Area with Large Windows, 3 Restrooms (2 ADA & 1 Employee), Kitchen Includes a Vent Hood, Walk-In Cooler, Dry Storage, 3-Compartment Sink, CMA Dishwasher, 6FT Delivery Door, 75-Gallon Gas Water Heater, 2 HVAC Package Units (3-Ton, 5-Ton)
- Tenant Responsible for Utilities (Electric/Gas/Water)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,408	35,578	48,663
Total Population	12,437	88,106	121,630
Average HH Income	\$64,389	\$73,637	\$82,649

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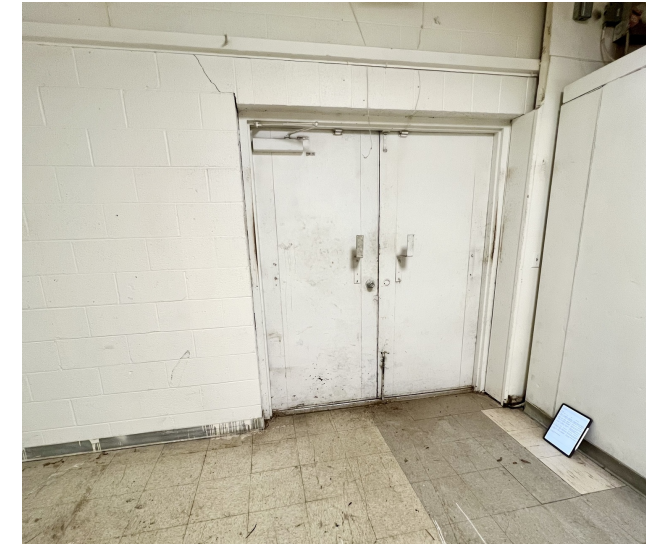
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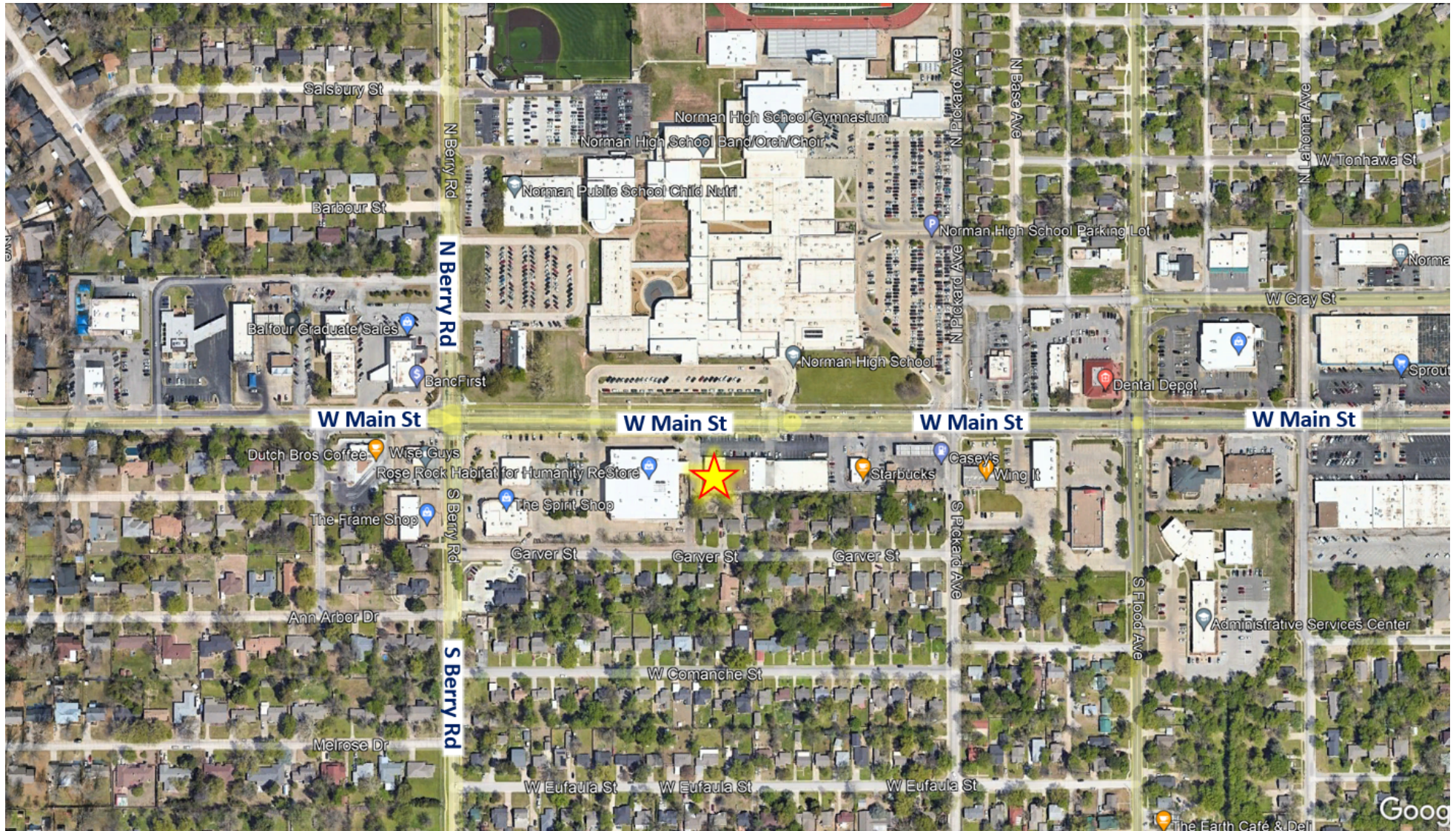
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