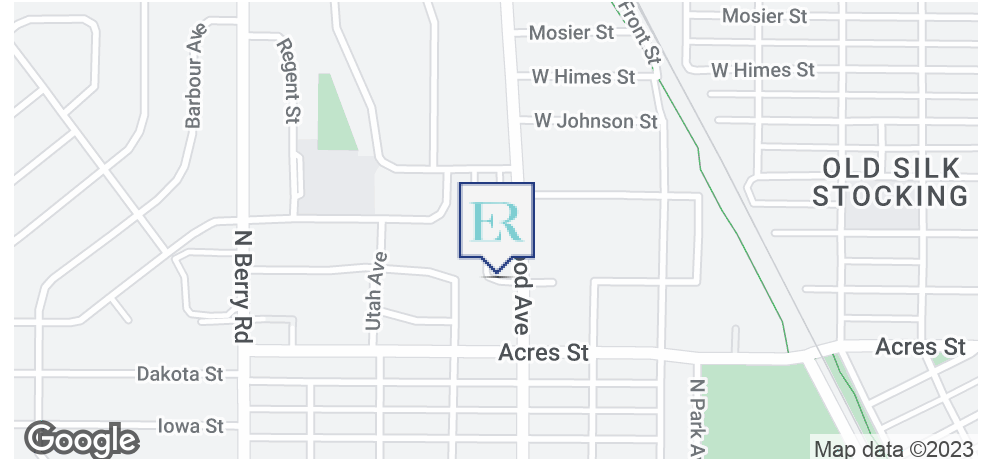


# OLE BLUES + LAND

938 N FLOOD AVE, NORMAN, OK 73069



## OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	2.06 Acres
Year Built:	1974
Building Size:	4,547
Zoning:	C-2
Market:	Norman
Price / SF:	\$65.76

## PROPERTY OVERVIEW

Opportunity to purchase existing building and additional surrounding land. Existing building includes large paved lot and gated entrance. The potential use for this property can be significantly modified by removal of existing building.

## LOCATION OVERVIEW

Located North West of Acres St on a retail stretch of North Flood Ave that is a main thoroughfare to Robinson St. This property is less than 1/2 mile South of West Robinson St and 1/2 mile North of West Main St. Access to I-35 is a 4-mile straight shot up North Flood.

## PROPERTY HIGHLIGHTS

- Existing building, lot + surrounding land
- Close to residential
- Easy access to Main Street, Robinson St
- Fast 4-mile drive to I-35

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,922	26,342	44,268
Total Population	8,853	67,956	111,886
Average HH Income	\$44,543	\$56,661	\$61,727

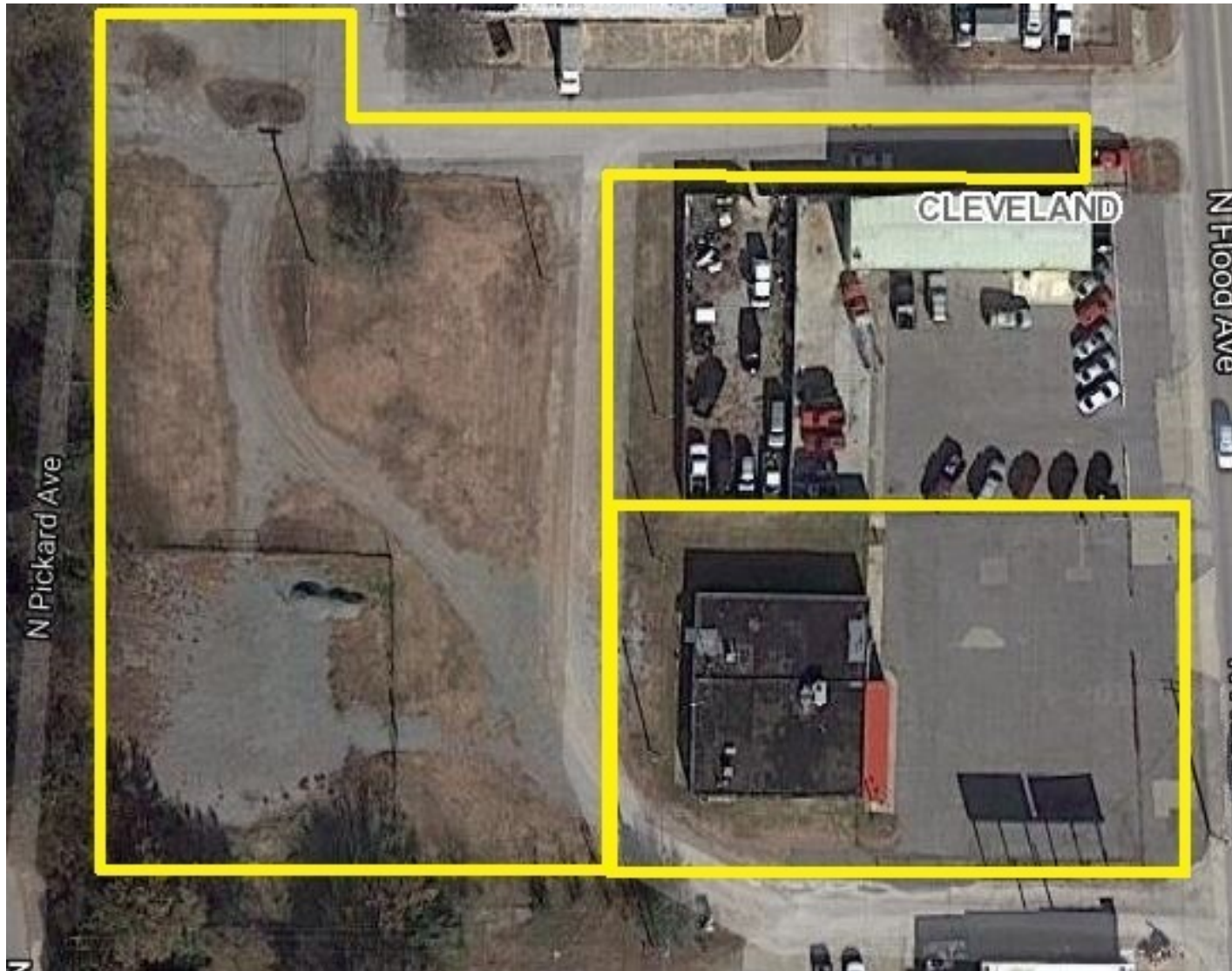
## ERIC C. FLESKE, SIOR, CCIM

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