



## OFFERING SUMMARY

|                |                             |
|----------------|-----------------------------|
| Lease Rate:    | \$28.00 - 34.00 SF/yr (NNN) |
| Building Size: | 5,300 SF                    |
| Available SF:  | 1,250 - 2,500 SF            |
| Lot Size:      | 7,000 SF                    |
| Year Built:    | 2018                        |
| Submarket:     | Norman<br>03302020          |

## PROPERTY OVERVIEW

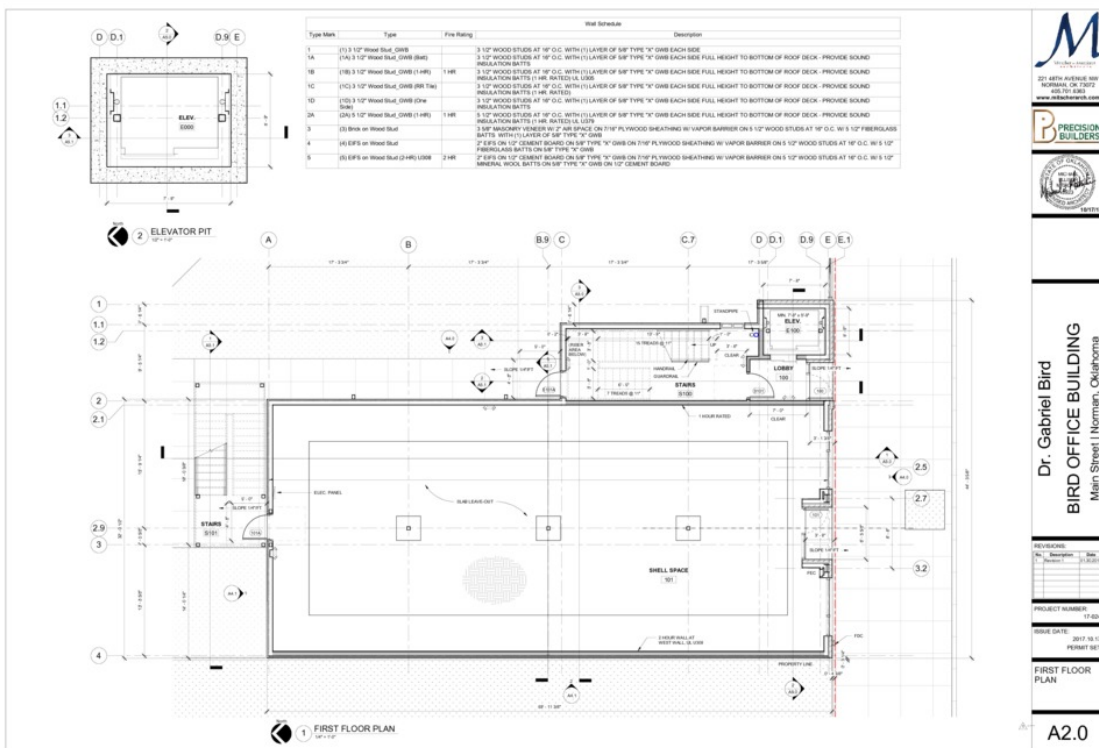
The newly revitalized downtown Norman blends art, architecture, entertainment, shopping, and dining. Enjoy charming boutiques, multiple retailers, art galleries, and a variety of unique restaurants.

## PROPERTY HIGHLIGHTS

- Retail/Office Development
- Excellent Foot Traffic
- Great Tenants in the Trade Area
- Located next to a Food Truck Park
- Proximity to University of Oklahoma
- Strong Traffic Counts
- Dispensaries Allowed
- New / High End Construction

**GIRMA MOANING**  
405.239.1244  
gmoaning@priceedwards.com  
priceedwards.com

**JACOB SIMON**  
405.239.1248  
jsimon@priceedwards.com  
priceedwards.com



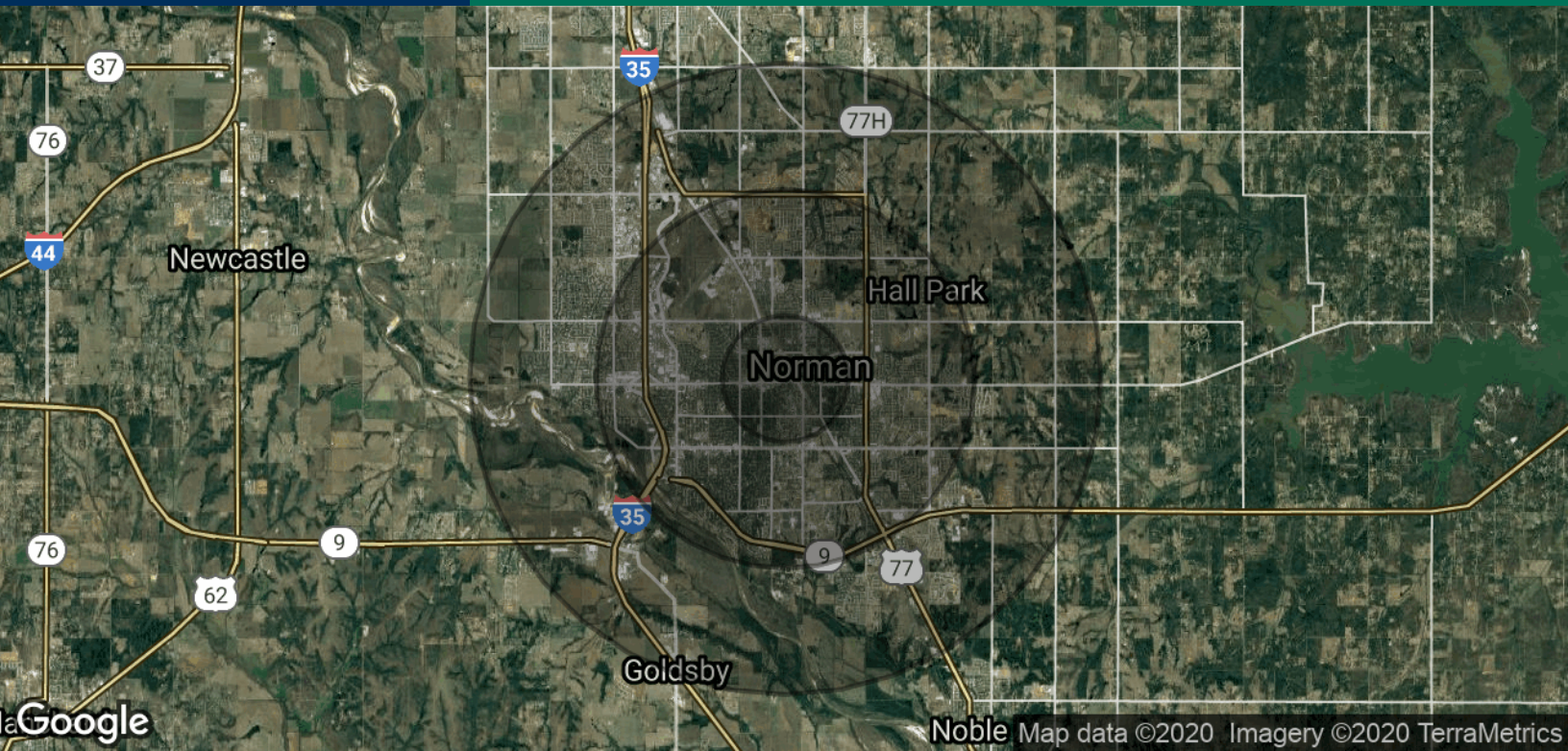
**GIRMA MOANING**  
405.239.1244  
gmoaning@pricedwards.com  
pricedwards.com

**JACOB SIMON**  
405.239.1248  
jsimon@pricedwards.com  
pricedwards.com



# Prairie Tower

227 W Main St. Norman, OK 73069



Noble Map data ©2020 Imagery ©2020 TerraMetrics

## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 13,226 | 74,557  | 110,987 |
| Average age          | 26.2   | 28.8    | 30.6    |
| Average age (Male)   | 25.6   | 27.5    | 29.3    |
| Average age (Female) | 27.2   | 30.6    | 32.3    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 4,765     | 29,127    | 43,911    |
| # of persons per HH | 2.8       | 2.6       | 2.5       |
| Average HH income   | \$42,628  | \$51,948  | \$61,041  |
| Average house value | \$108,974 | \$124,970 | \$158,111 |

\* Demographic data derived from 2010 US Census

**GIRMA MOANING**  
405.239.1244  
gmoaning@priceedwards.com  
priceedwards.com

**JACOB SIMON**  
405.239.1248  
jsimon@priceedwards.com  
priceedwards.com