



FOR SALE | FOR LEASE

Sale Price:	\$1,800,000
Lease Rate:	\$16.00 - \$18.00 SF/yr NNN
Building Size:	8,960 SF
Available SF:	8,960 SF
Lot Size:	0.94 Acres
Price / SF:	\$200.89
Market:	Oklahoma City MSA
Submarket:	Norman 09152020

PROPERTY OVERVIEW

Now available: 8,960 SF freestanding retail building available for sale or lease on Ed Noble Parkway south of Sooner Fashion Mall in Norman Oklahoma. Former Pier 1 Import, this property features exposed industrial ceilings, commercial grade ceramic floors, large windows, and 50 parking spaces.

Local Retailers include: Sam's Club, McDonald's Mattress Firm, BJ's Restaurant, Sooner Fashion Mall, Norman Public Library, Eyemart Express, Charleston's, and The Olive Garden

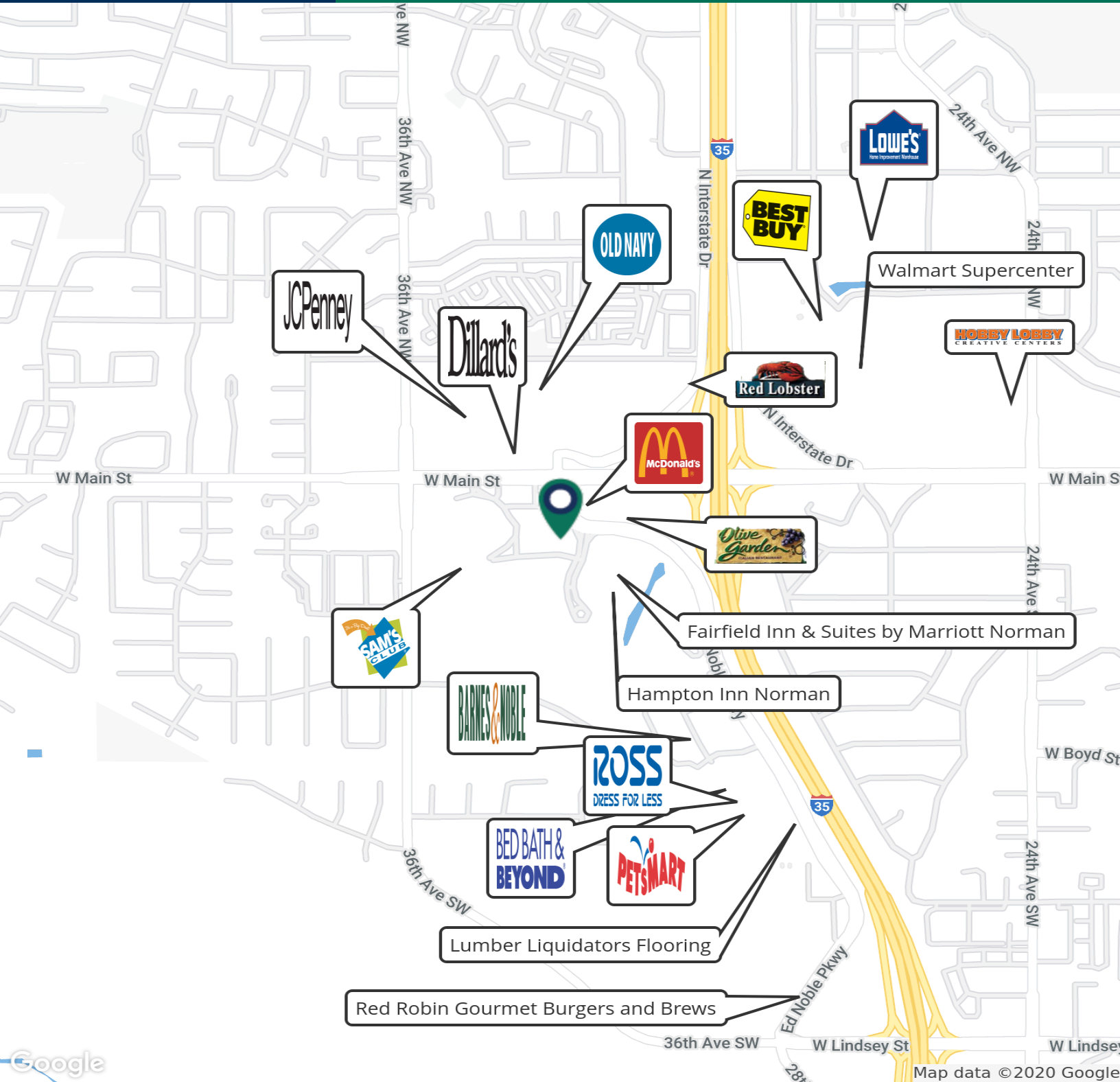
PROPERTY HIGHLIGHTS

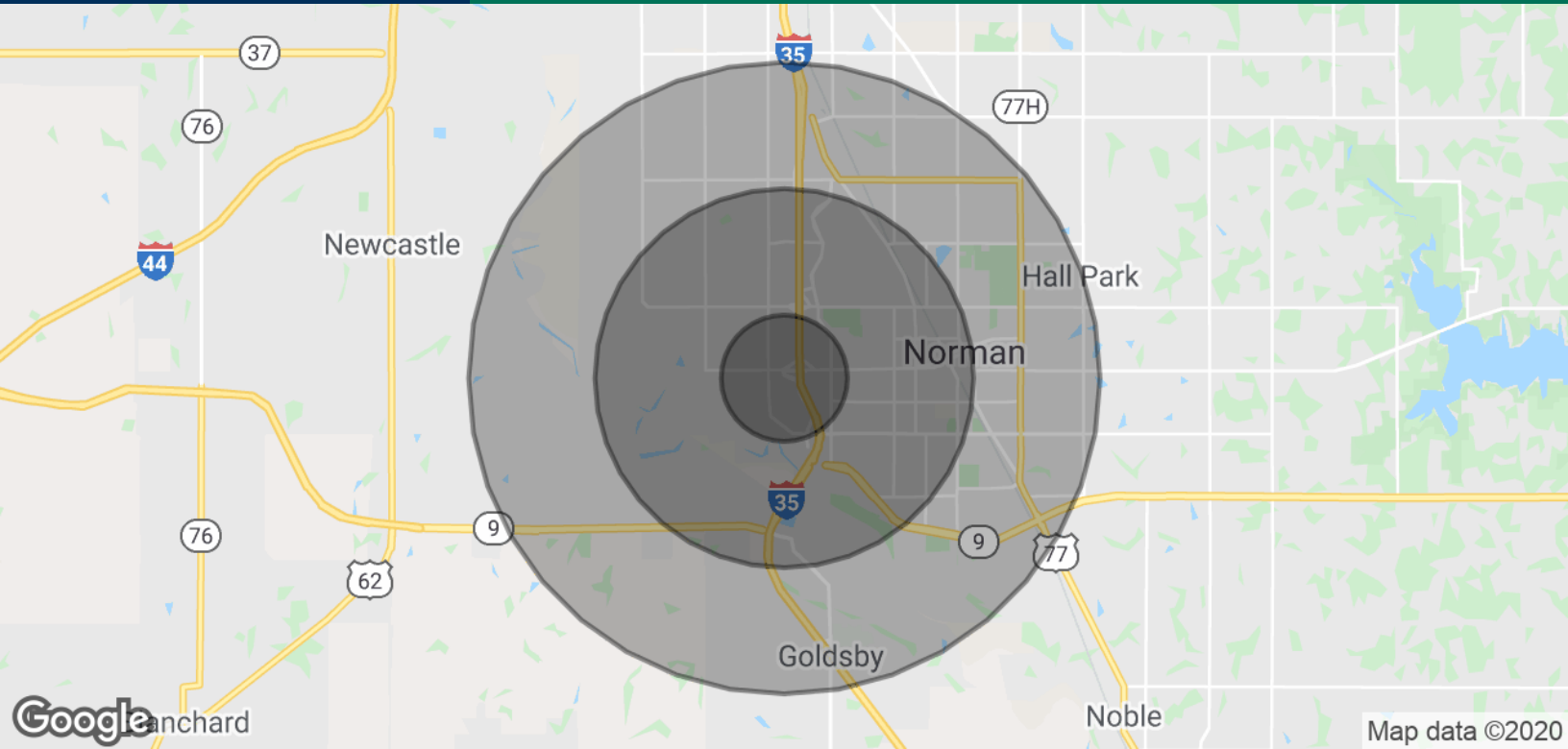
- 8,960 SF +/-
- Price: \$1,800,000 (\$200,89/SF)
- Lease Rate: \$16-\$18/NNN
- 50 Parking Spaces
- South of Sooner Fashion Mall
- Local Retailers include: Olive Garden, McDonald's Sam's Club, Mattress Firm, and Charleston's.

AARON DIEHL
405.843.7474 x255
adiehl@priceedwards.com
priceedwards.com



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,293	47,774	90,771
Average age	36.7	33.8	31.4
Average age (Male)	33.3	31.4	29.9
Average age (Female)	41.1	37.2	33.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,675	19,957	35,626
# of persons per HH	2.3	2.4	2.5
Average HH income	\$72,047	\$73,620	\$66,034
Average house value	\$159,560	\$195,115	\$175,145

* Demographic data derived from 2010 US Census