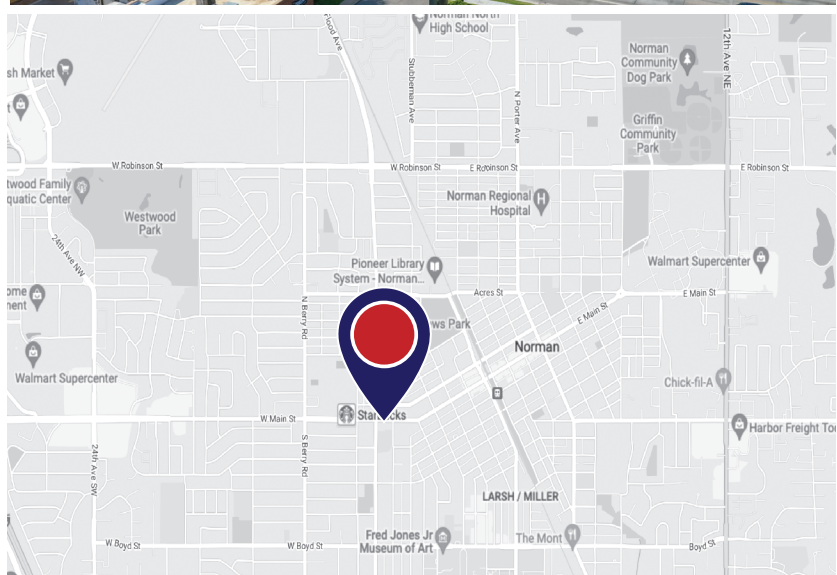
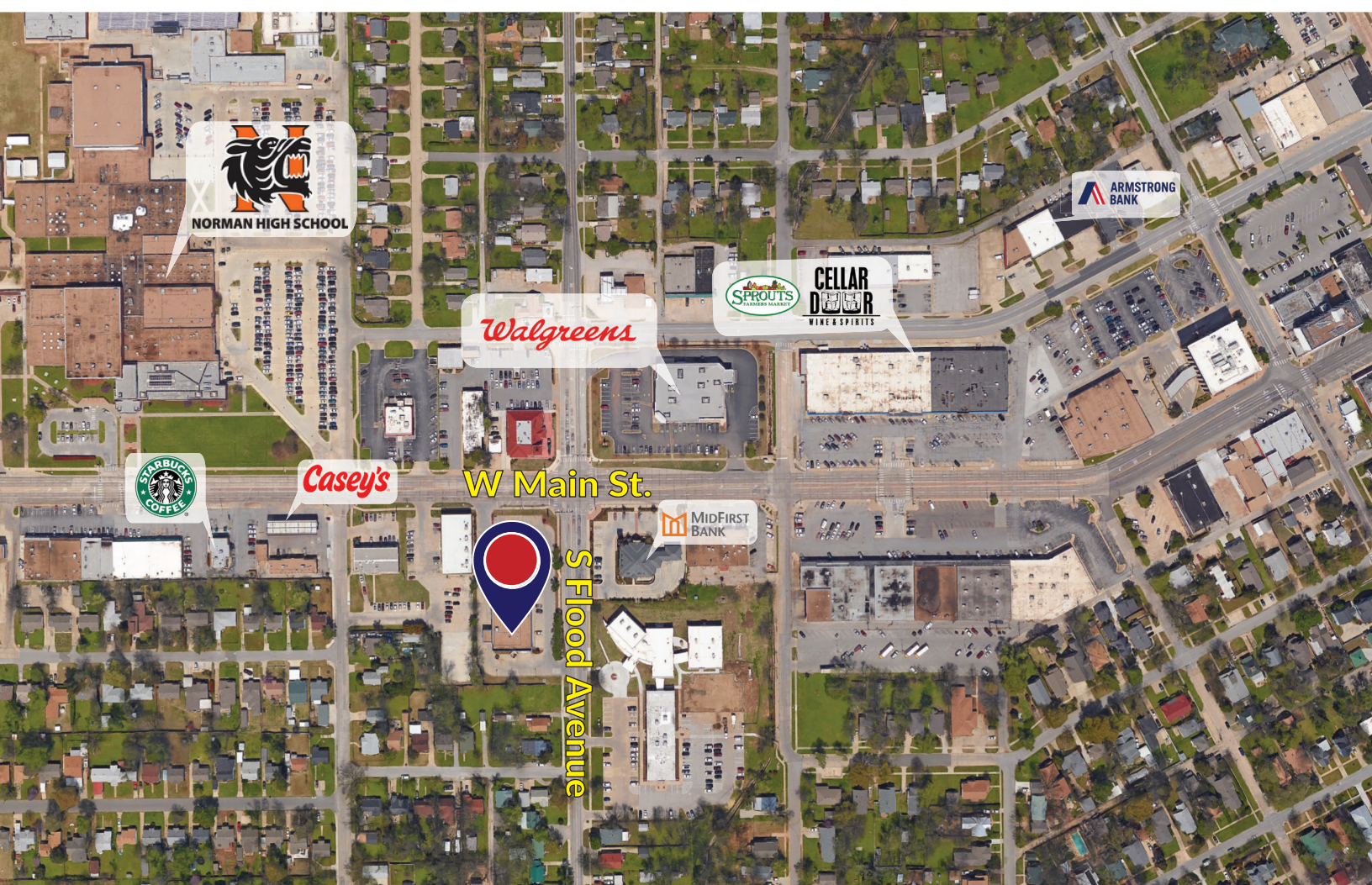




Site Details

- 11,040 SF freestanding retail building with ample parking, a drive-thru, and prominent corner signage opportunities.
- The property sits a mile away from The University of Oklahoma on Norma's main thoroughfare at the doorstep of its Historic Downtown.
- Norman is the third-most populous city in the state and the population in a 10-mile radius is expected to rise at an annual rate of 1.3% through 2027.
- The more than 26,000 students enrolled in the university helped keep vacancy rates down during the pandemic, only rising by 0.7% at their peak.
- Food, beverage, apparel, personal items, and entertainment account for \$1.3 of the \$2.8 billion in annual consumer spending within a 10-mile radius.
- Located at a bustling signalized intersection that sees 34,601 vehicles pass by each day and abundant foot traffic





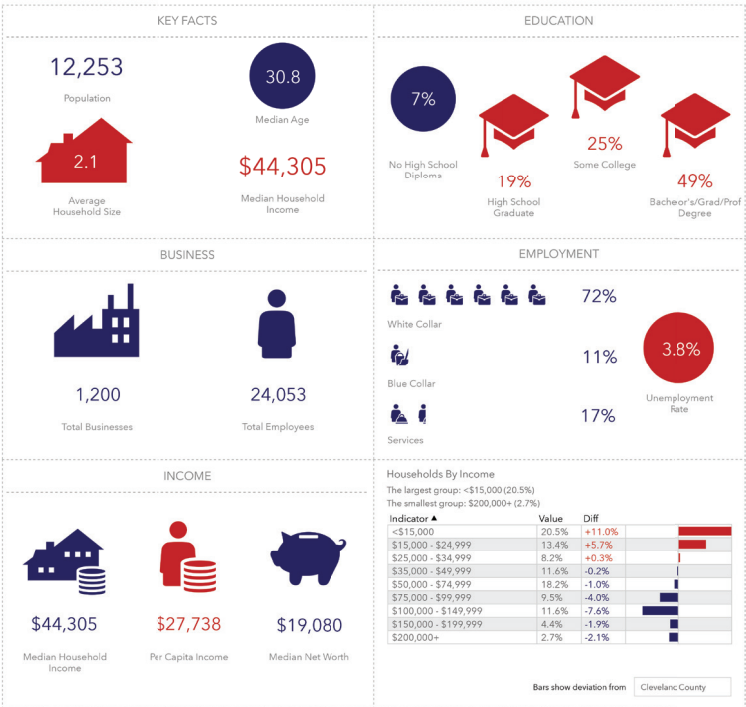
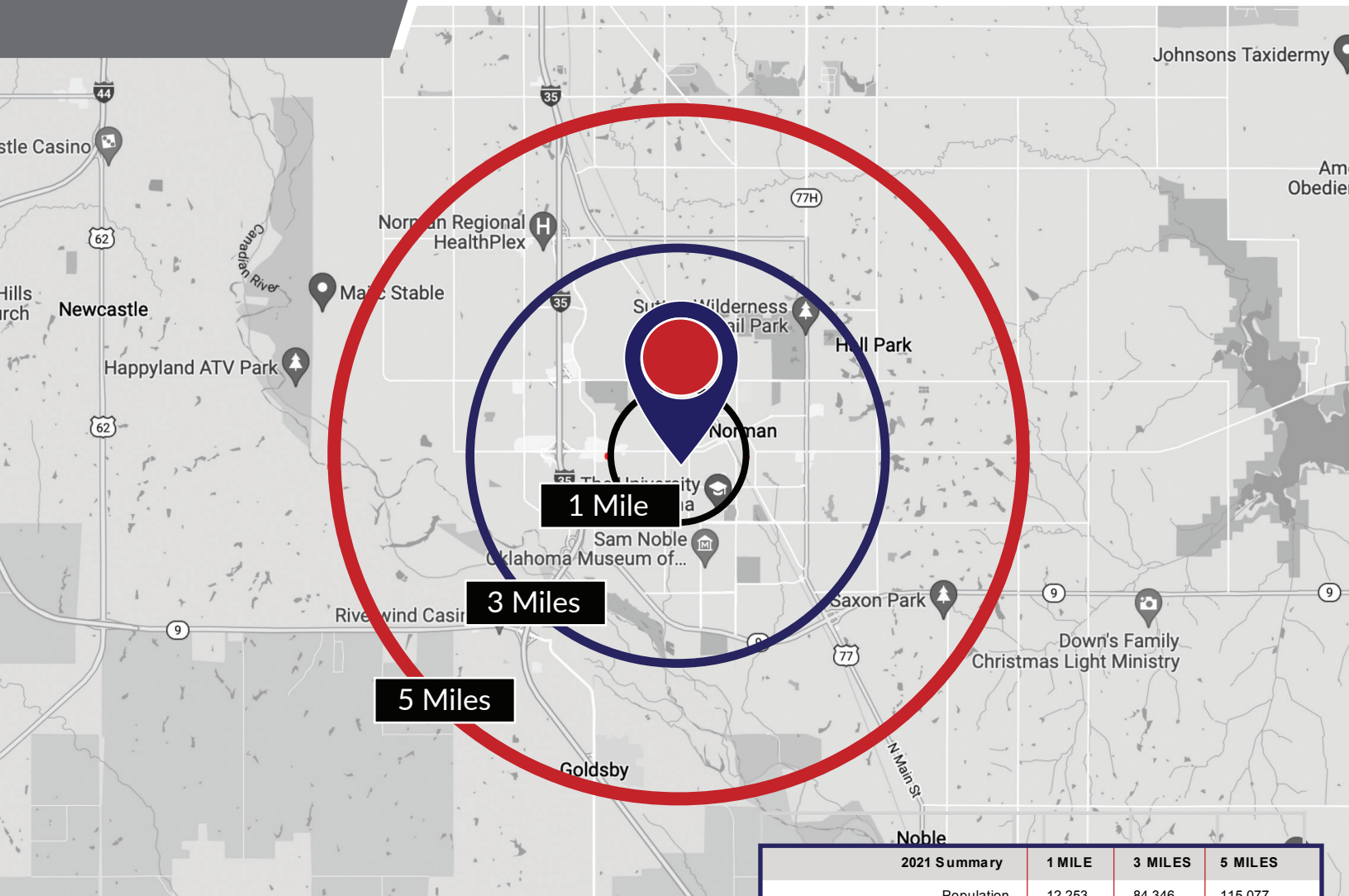


TOP 10 EMPLOYERS

The University of Oklahoma	12,941
Norman Regional Hospital	3,040
Normal Public Schools	1,806
Johnson Controls	1,030
Walmart Supercenter	950
City of Norman	859
Riverwind Casinos	838
Hitachi	400
National Oceanic & Atmosphereic Administration (NOAA)	400
Cleveland County	396

*Sourced from Norman Economic Development Coalition





2021 Summary	1 MILE	3 MILES	5 MILES
Population	12,253	84,346	115,077
Households	5,486	34,840	46,640
Families	2,226	16,533	24,716
Average Household Size	2.06	2.23	2.32
Owner Occupied Housing Units	2,381	15,168	23,139
Renter Occupied Housing Units	3,087	19,671	23,501
Median Age	30.8	29.5	31.3
Median Household Income	\$44,305	\$50,147	\$55,899
Average Household Income	\$61,112	\$67,608	\$76,757
2026 Summary	1 MILE	3 MILES	5 MILES
Population	12,558	87,963	121,786
Households	5,623	36,448	49,102
Families	2,251	17,171	26,102
Average Household Size	2.06	2.23	2.33
Owner Occupied Housing Units	2,475	16,201	24,962
Renter Occupied Housing Units	3,148	20,247	24,503
Median Age	31.4	29.6	32.1
Median Household Income	\$48,880	\$53,232	\$60,333
Average Household Income	\$66,493	\$74,139	\$84,356