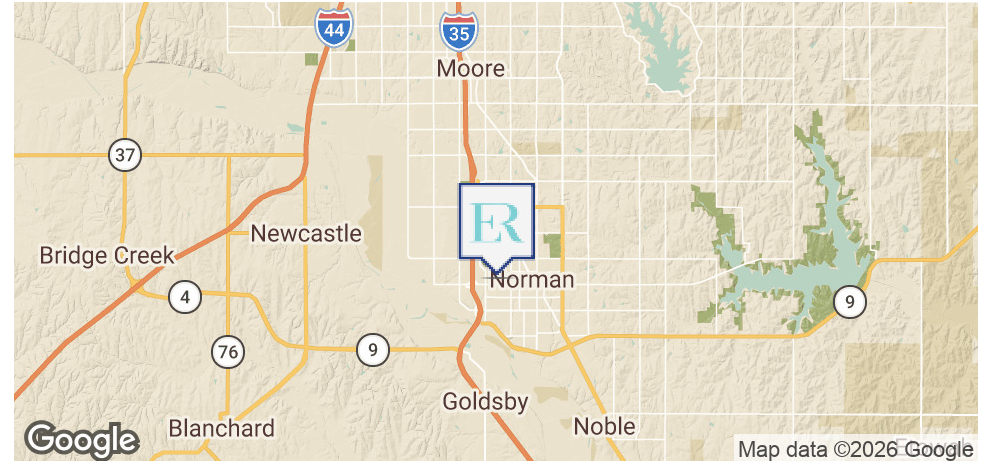


2ND GEN RESTAURANT AVAILABLE

1805 W MAIN, NORMAN, OK 73069



OFFERING SUMMARY

Building SF:	2528
Lease Rate:	\$29.75 PSF NNN
Sale Price:	\$875,000

LOCATION OVERVIEW

Located at the hard corner of Mercedes and Main, the property lies at a signalized intersection on the busy Main Street in Norman roughly 1/2 mile from Interstate 35. Just minutes from the campus of the University of Oklahoma, Site boasts traffic count of 26,297 vehicles per day (ACOG '24).

PROPERTY HIGHLIGHTS

- 24th Ave SW and W Main St is the Busiest Intersection in Cleveland County
- Surrounded By Many National Retailers
- Property Renovated By Previous Tenant
- Property Has Drive Thru Capability

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES	
Year Built:	1979	Total Households	4,855	26,815	42,456
Zoning:	C-2	Total Population	11,430	68,533	107,185
Traffic Count:	26,297	Average HH Income	\$54,794	\$64,295	\$61,887

DAVID LIDE

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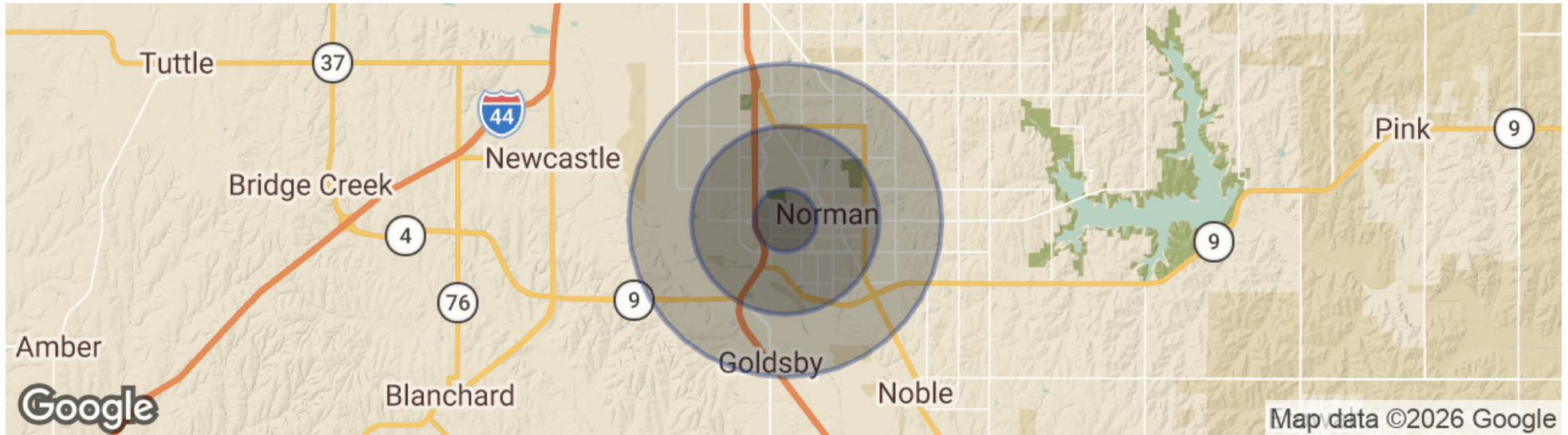


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,430	68,533	107,185
Average Age	31.4	31.3	30.7
Average Age (Male)	27.7	29.5	29.4
Average Age (Female)	36.0	34.0	32.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,855	26,815	42,456
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$54,794	\$64,295	\$61,887
Average House Value	\$99,612	\$161,290	\$161,790

2020 American Community Survey (ACS)

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