

For Lease

CBRE

# Outparcel in Norman

Retail Land | 1.1191 Acres

NW Corner of Highway 9 and Highway 77, Norman, OK | [www.cbre.com/okcretail](http://www.cbre.com/okcretail)



## Highlights:

- + Utilities to the site
- + Cross access to the stop light
- + Highway visibility
- + Pad ready, Detention in place, and internal drive in place
- + \$130,000 per annum lease rate

## Property Overview

Retail land available for lease in Norman, OK. Located at the northwest corner of Highway 9 and Highway 77, just two miles from the University of Oklahoma Campus, the site offers utilities, stop light access, and excellent highway visibility.

# 1.1191

Acres of Land



Ground Lease in Norman, OK  
NW Corner of Highway 9 and Highway 77, Norman, OK

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2024 Population	9,872	63,171	102,881
2024 Households	4,076	24,417	41,115
2024 Average Household Income	\$53,862	\$70,118	\$78,756
2024 Housing Units	4,525	27,350	45,384
2024 Businesses	146	1,904	4,063
2024 Employees	1,770	35,515	64,948

Traffic Counts	AADT
State Hwy 9	27,600
Classen Boulevard	18,700



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## Contact Us

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