

A RETAIL LEASE OPPORTUNITY

301 W MAIN ST

NORMAN, OK 73069

IMPROVED
PRICING



ARCHITECT'S DRAFT
PROPOSAL



JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
Founding Principal
(405) 640-6167 office
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OFFERING SUMMARY

Available SF:	6,309 SF
Proposed Lease Rate:	\$14.75/SF NNN
Taxes:	\$523/mo.
Insurance:	\$475/mo.

Lot Size:	0.16 Acres
Zoning:	CCFB

PROPERTY HIGHLIGHTS

- IMPROVED PRICING! Above Picture is an Architect's Rendering Proposal
- Located in Historic Downtown Norman on the Corner of W Main Street & Webster Avenue
- Surrounding Businesses Include: Armstrong Bank, U.S. Post Office, Benvenuti's, Scratch Kitchen & Cocktails, and more.
- New Roof Installed (2020) with a 20-year Warranty - Potential for a Rooftop Bar
- Ample Street Parking on W Main St, Side Streets, & Northwest of Property
- Judy J. Hatfield, Broker / Owner

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,381	35,579	48,801
Total Population	11,863	88,259	121,435
Average HH Income	\$62,769	\$78,817	\$91,437

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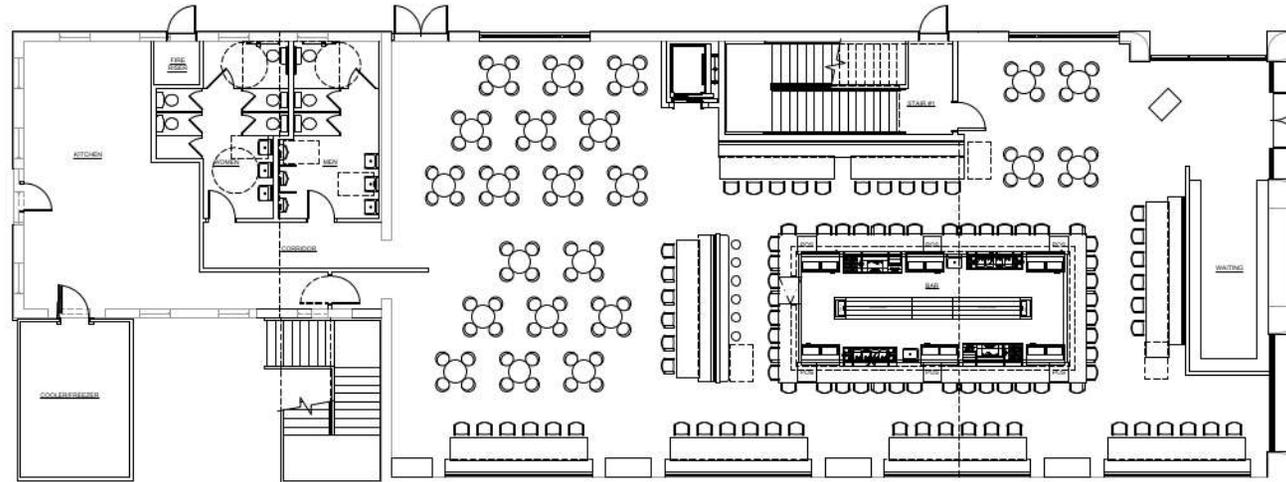


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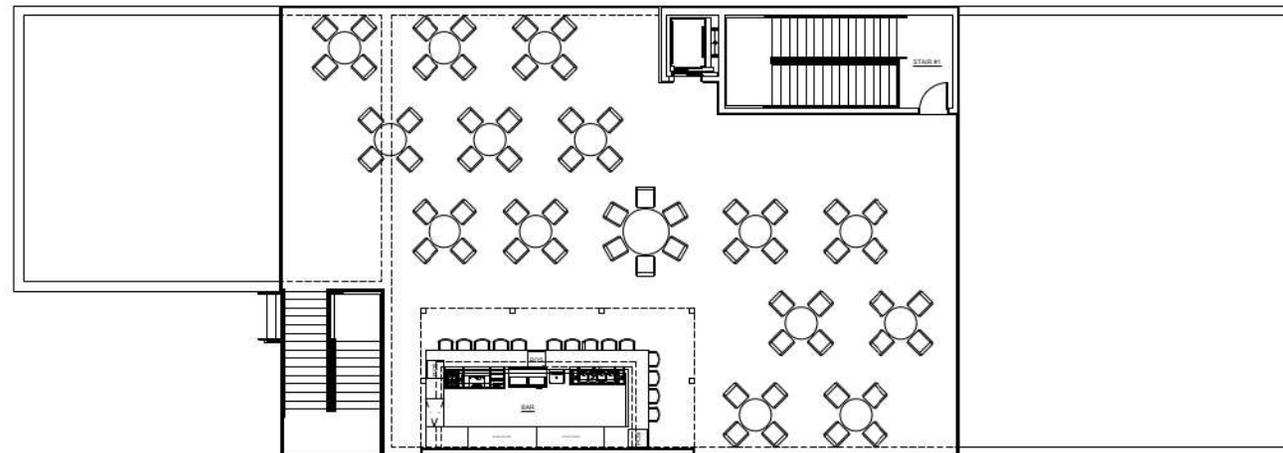
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PROPOSED
FIRST FLOOR
SCALE: 3/8" = 1'-0"



PROPOSED
ROOF TOP
SCALE: 3/8" = 1'-0"

ARCHITECT'S DRAFT LAYOUT

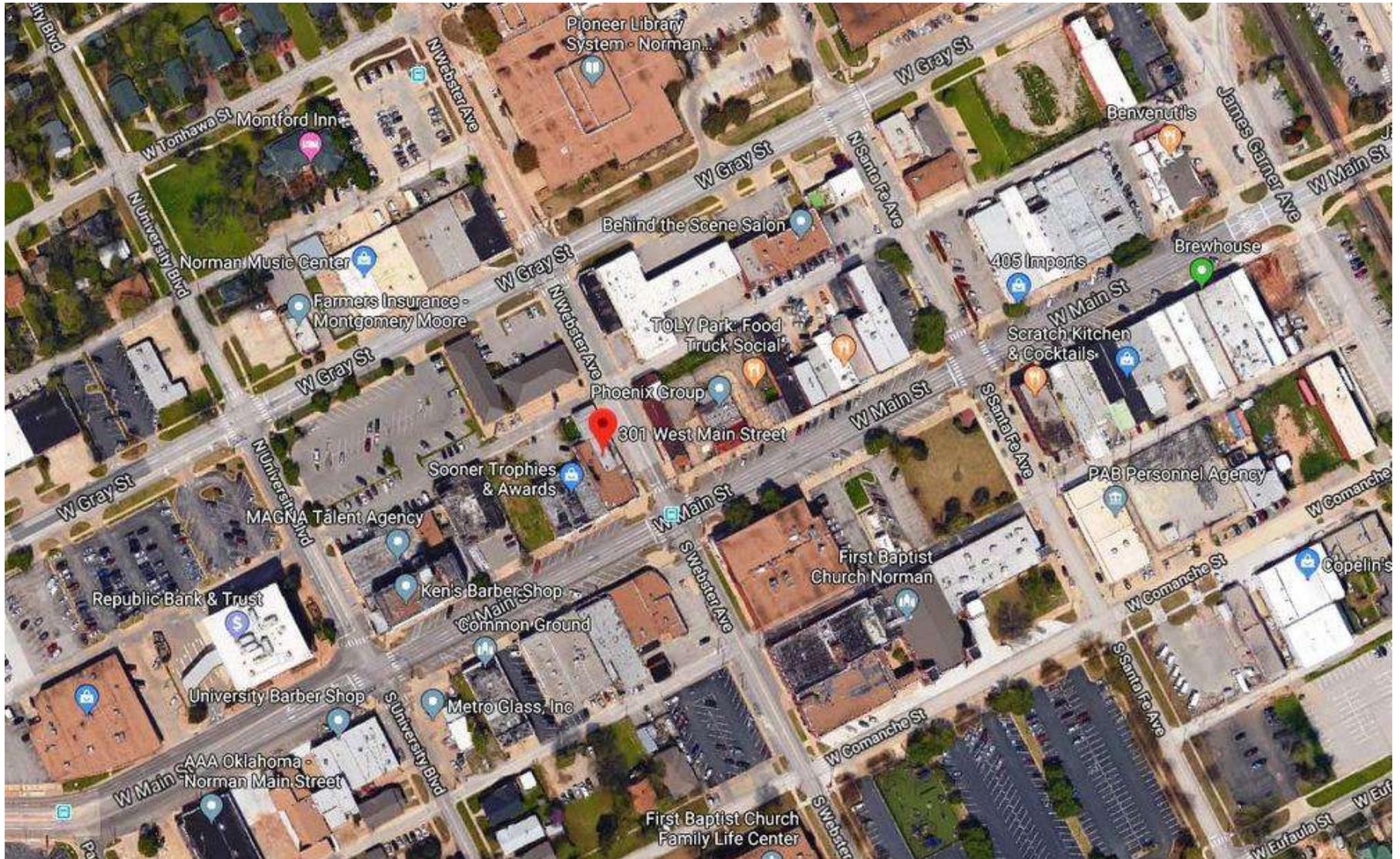
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