

FORMER WENDY'S 1908 W MAIN ST, NORMAN, OK 73069



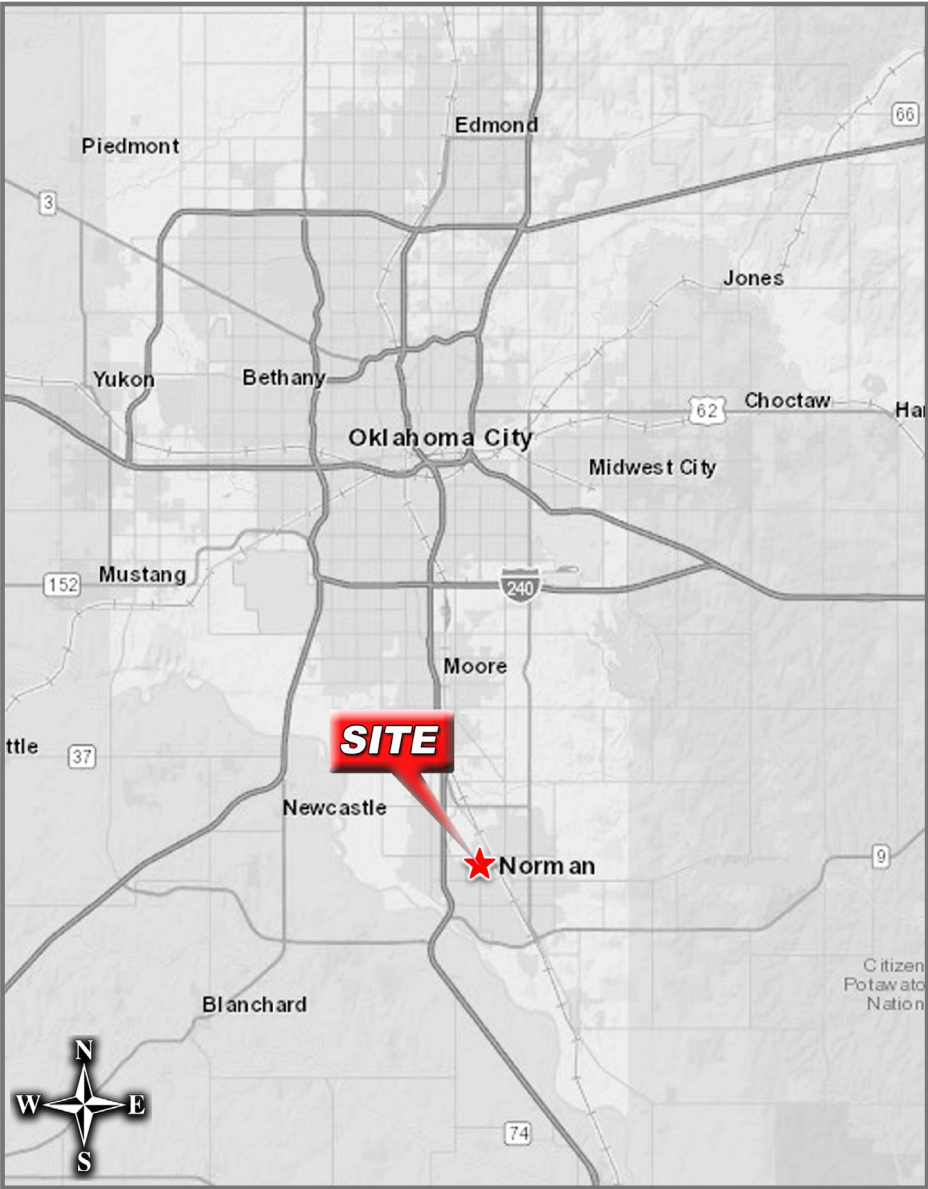
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RETAIL SITE GROUP, LLC
2932 NW 122ND STREET, STE 7
OKLAHOMA CITY, OK 73120

1908 W MAIN ST, NORMAN, OK 73069 - OVERVIEW



Property Details & Highlights

- Second-gen restaurant with drive-thru
 - 2,389 SF Available
 - Asking rate negotiable
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- Minutes from the University of Oklahoma, a major economic driver with over 32k+ students, faculty, and staff contributing to year-round demand.
- 145 feet of frontage on W Main Street — strong visibility and traffic exposure
- Pylon signage + building signage opportunities for branding
- Located in a dense commercial corridor with strong surrounding retail and residential demand

Traffic Counts

- W Main St: 22,400 VPD (ODOT '22)
- I-35: 93,900 VPD (ODOT '23)

Demographic Snapshot - 1-3-5 Mile Radius Rings

	2025 POP.	DAYTIME POP.	AVG HH INCOME
1 Mile	11,088	11,882	\$73,864
3 Miles	74,339	101,737	\$91,614
5 Miles	121,639	134,832	\$92.910

1908 W MAIN ST, NORMAN, OK 73069 - PROPERTY PHOTOS



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1908 W MAIN ST, NORMAN, OK 73069 - SITE AERIAL



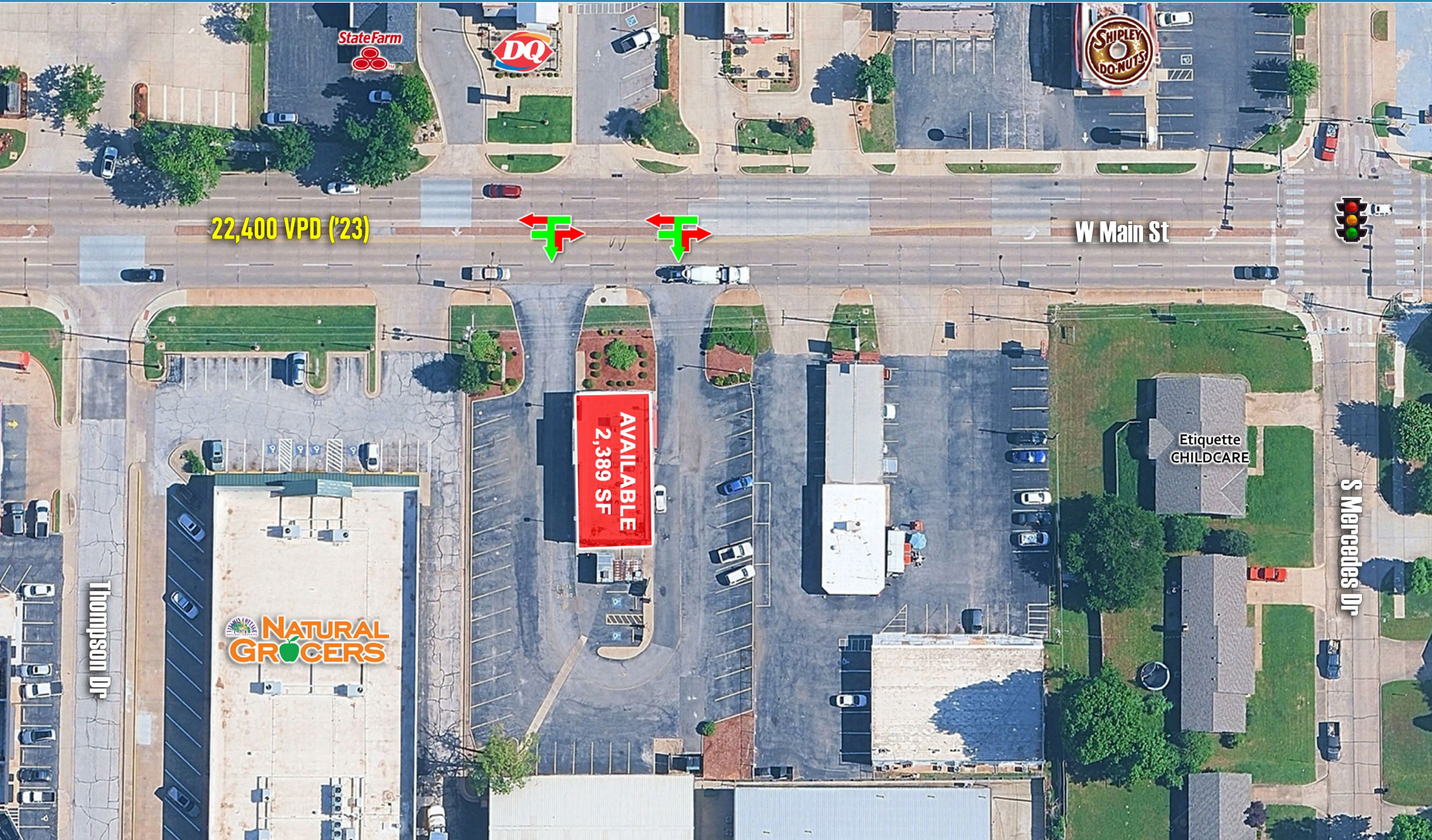
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