



### Location:

Southeast Quadrant of I-35 & Rock Creek Dr

### Property Highlights:

- 2,041 SF Available
- Join Metro Shoe Warehouse & Mercy GoHealth
- Excellent visibility and easy access
- Kohl's Anchored Center
- Across from Embassy Suites
- Close proximity to Max Westheimer Airport
- Surrounding retailers include Kohl's, Dollar Tree, Guitar Center, Ashley Homestore, Academy Sports + Outdoors, DSW, HomeGoods, Michael's, Super Target, Crest, TJ Maxx, Petco, Kirklands, and many more

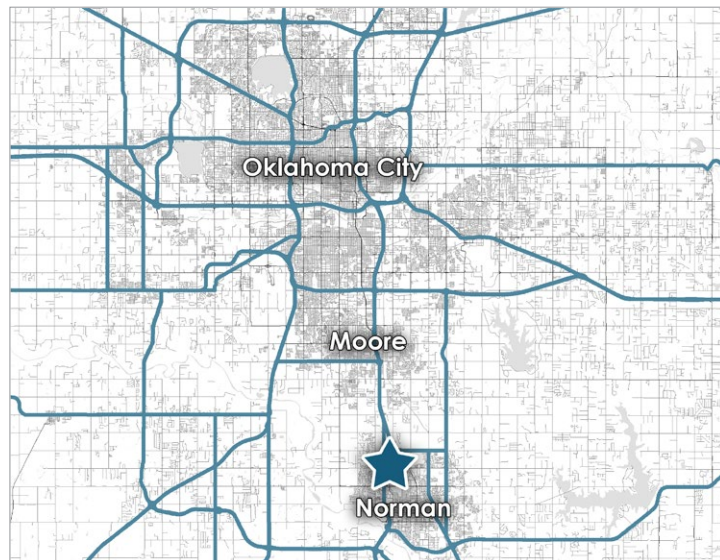
**Price:** \$35 NNN

### Traffic Counts:

24th Ave: 12,100 VPD | Rock Creek Rd: 5,400 VPD ('22)  
Interstate 35: 91,900 VPD ('22)

### Demographics:

	1 Mile	3 Miles	5 Miles
2023 Population	3,988	50,552	118,845
Avg. HH Income	\$98,039	\$86,309	\$77,478
Daytime Population	6,779	61,074	125,625



### For More Information:

**Jake Hinckley**  
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The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

# PLAINS

Commercial Real Estate

FOR LEASE | UNIVERSITY TOWN CENTER  
2308 24th Avenue NW, Norman, OK 73069



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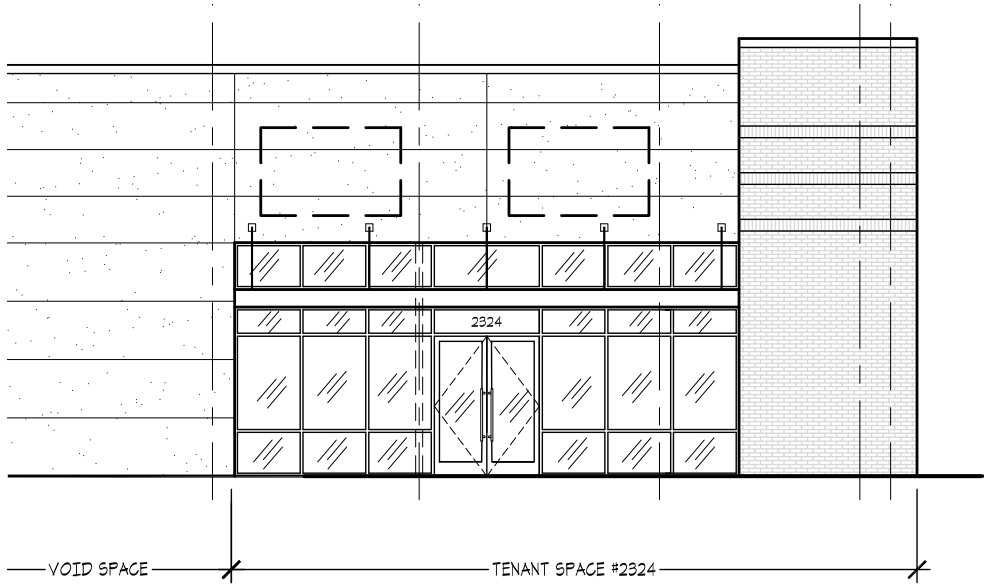
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East Elevation



Floor Plan



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