

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

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## OFFERING SUMMARY

Available SF: 6,309 SF

Proposed Lease Rate: \$14.75/SF NNN

Taxes: \$523/mo.

Insurance: \$558/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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ARCHITECT'S DRAFT PROPOSAL

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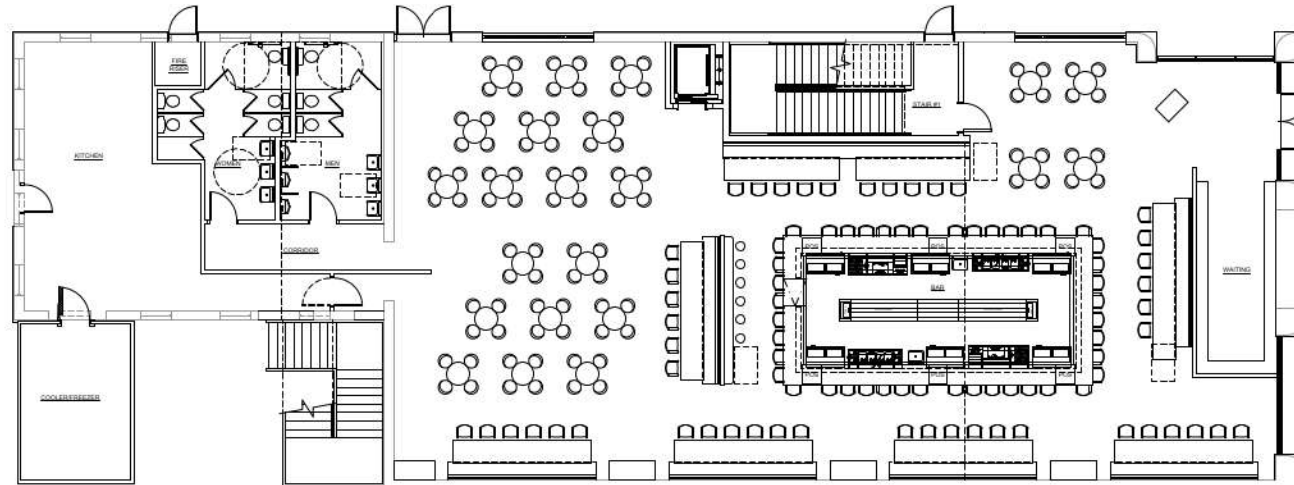
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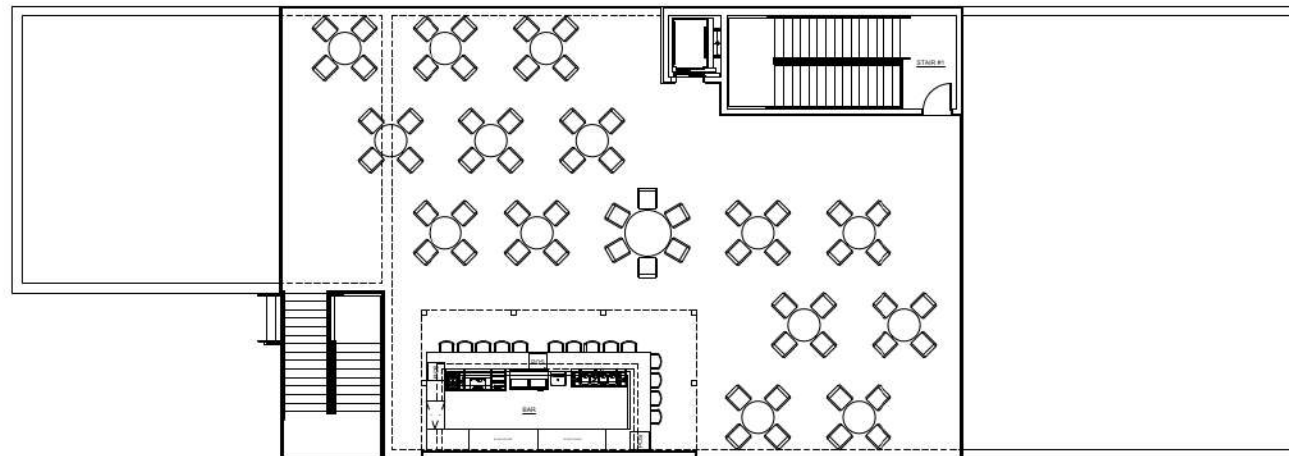
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PROPOSED  
FIRST FLOOR  
SCALE: 1/8" = 1'-0"



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

ARCHITECT'S DRAFT LAYOUT

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