

A RETAIL LEASE OPPORTUNITY

301 W MAIN ST

NORMAN, OK 73069

IMPROVED  
PRICING



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 |

## JUDY J. HATFIELD, CCIM

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ARCHITECT'S DRAFT PROPOSAL

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**ARCHITECT'S DRAFT PROPOSAL**

**JUDY J. HATFIELD, CCIM**

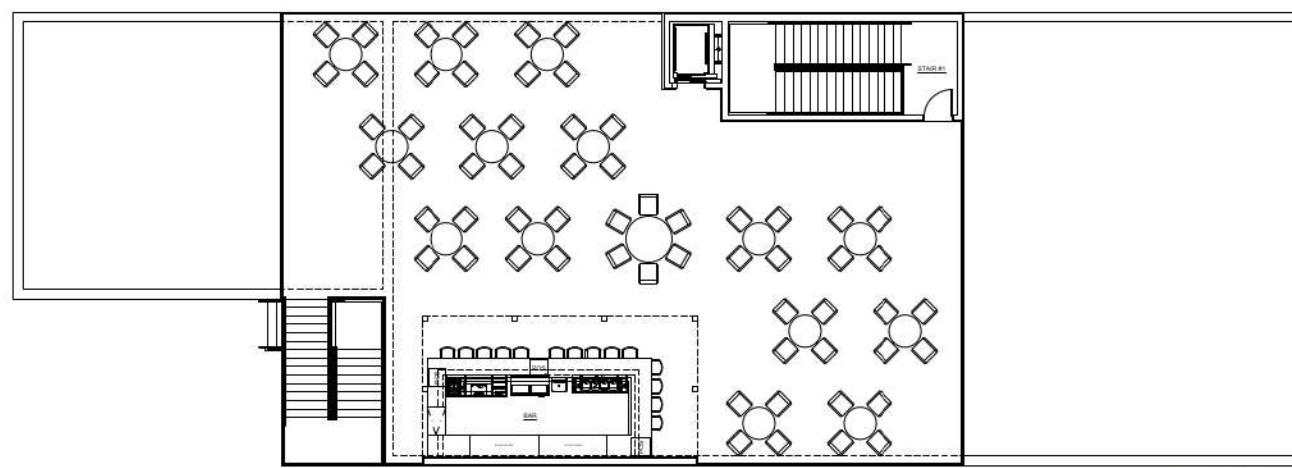
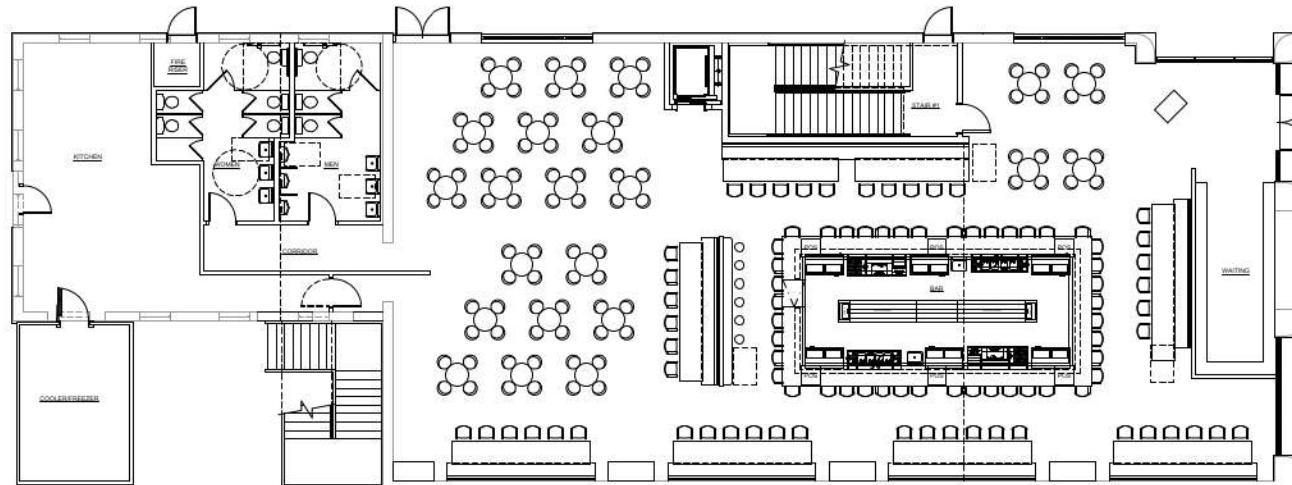
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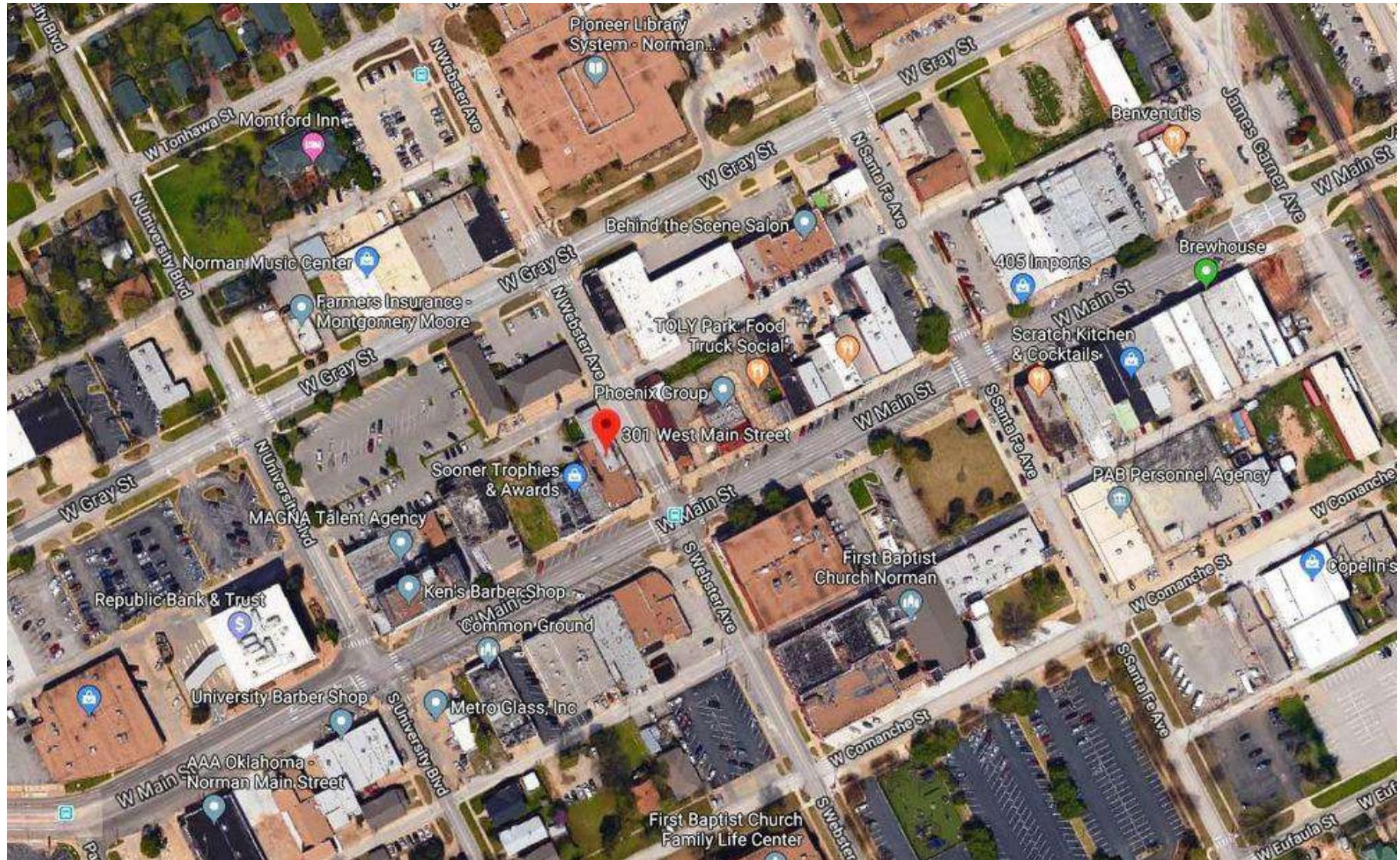
**ARCHITECT'S DRAFT LAYOUT**

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