

Prime Retail Anchor Positions For Lease in Norman, OK

2417-2431 W Main St | Norman, OK 73069

CBRE

**92,000 SF
Available**

W Main St. - 33,556 VPD

NW 24th Ave. - 17,764 VPD

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Prime Retail Space For Lease in Norman

- 1/4 mile east of I-35
 - 1.6 miles west of the University of Oklahoma
 - Centrally located in the Norman Trade Area with a 3-mile radius daytime population of 64,438 and a total population of 67,281
 - Pylon signage available
 - Located at the intersection of W Main St and 24th Ave NW, the highest traffic counter intersection in all of Cleveland County as a commercial corner on municipal streets.
- Neighbors Include: Lowe's, Best Buy, Dunkin', Walmart Supercenter, Chick-Fil-A, and Sooner Mall.
 - Available
 - 92,000 SF Anchor Space
 - Rate
 - Call for lease rate

Demographics	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	8,270	67,281	119,952
2024 Households - Current Year Estimate	3,671	26,368	47,564
2024 Average Household Income	\$81,181	\$91,331	\$90,393

Traffic Counts	Vehicles per day
I-35	83,000 VPD
W Main St.	33,556 VPD
Nw 24Th Ave	17,764 VPD

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SITE PLAN



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