



LOCATION INFORMATION

Building Name	Redbud Plaza
Street Address	235-263 34th Avenue NW
City, State, Zip	Norman, OK 73072
County	Cleveland
Market	Norman
Cross-Streets	Main Street and Ed Noble Parkway
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-35



BUILDING INFORMATION

Building Size	24,000 SF MOL
Tenancy	Multiple
Number of Floors	1
Year Built	1997

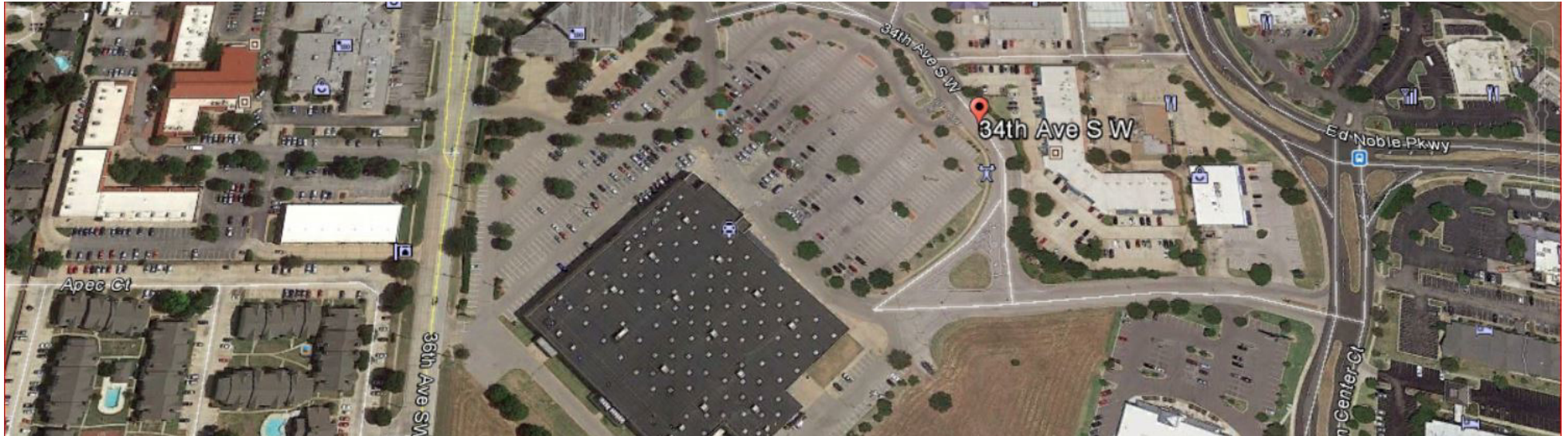
PROPERTY HIGHLIGHTS

- Convenient west side location across the street from Sam's Club, Sooner Mall and the Public Library; one block from Charleston's, Olive Garden, Chileno's Mexican Restaurant, Fairfield Inn, and so much more.
- 1,180 - 1,722 square feet spaces available. Easy access to I-35.

GAYLA ARTMAN

Broker Associate

Equity Commercial Realty Advisors, LLC (405) 826-7975 cell
gartman@equityrealty.net (405) 640-6167 office



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,180 & 1,722 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
235	Available	1,180 SF	NNN	\$18.00 SF/yr	Perfect space for a bakery, coffee shop, ice cream shop, or smoothies!
263	Available	1,722 SF	NNN	\$18.00 SF/yr	Perfect space for retail or office.

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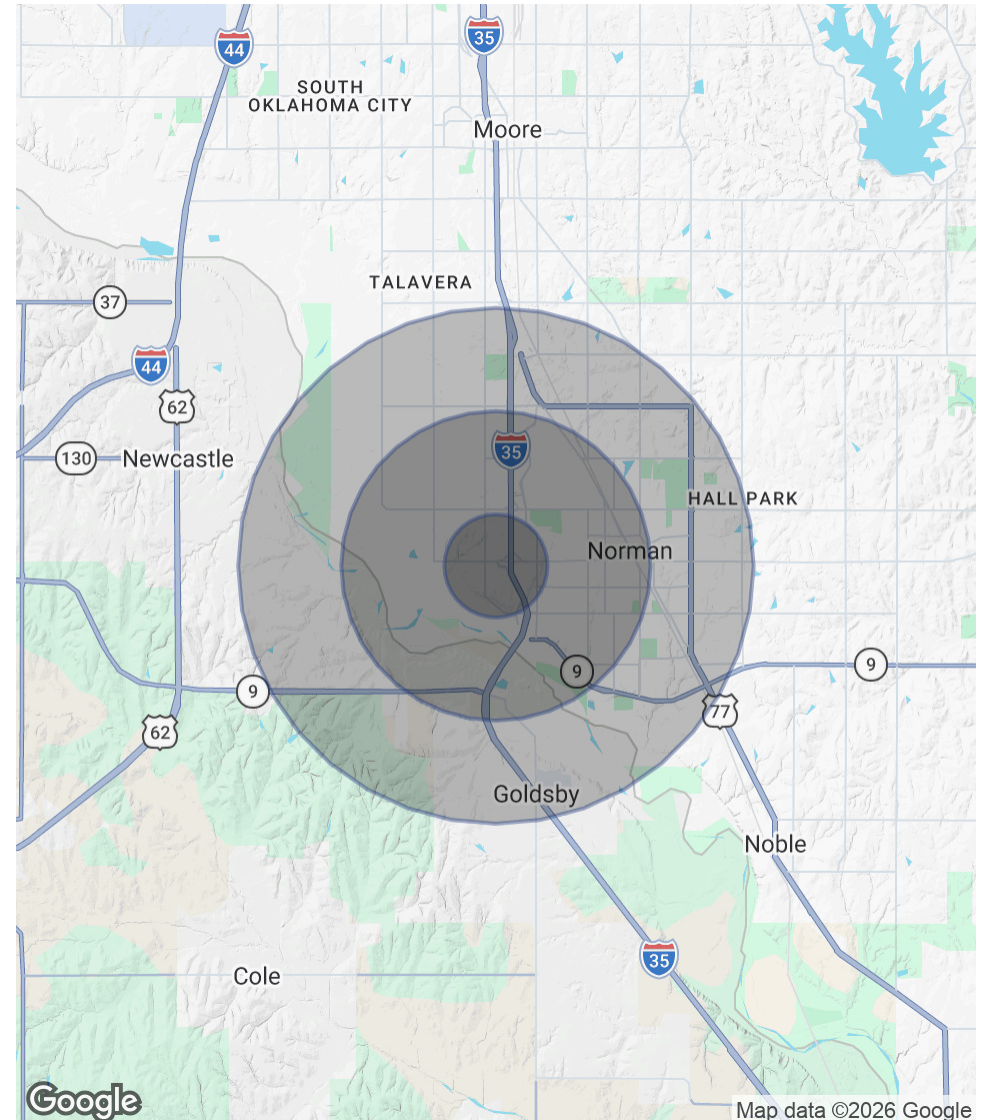
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,408	54,038	101,858
Average Age	43	38	37
Average Age (Male)	41	36	36
Average Age (Female)	45	39	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,736	20,687	40,007
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$94,408	\$88,234	\$89,631
Average House Value	\$331,249	\$307,182	\$316,047

* Demographic data derived from 2020 ACS - US Census



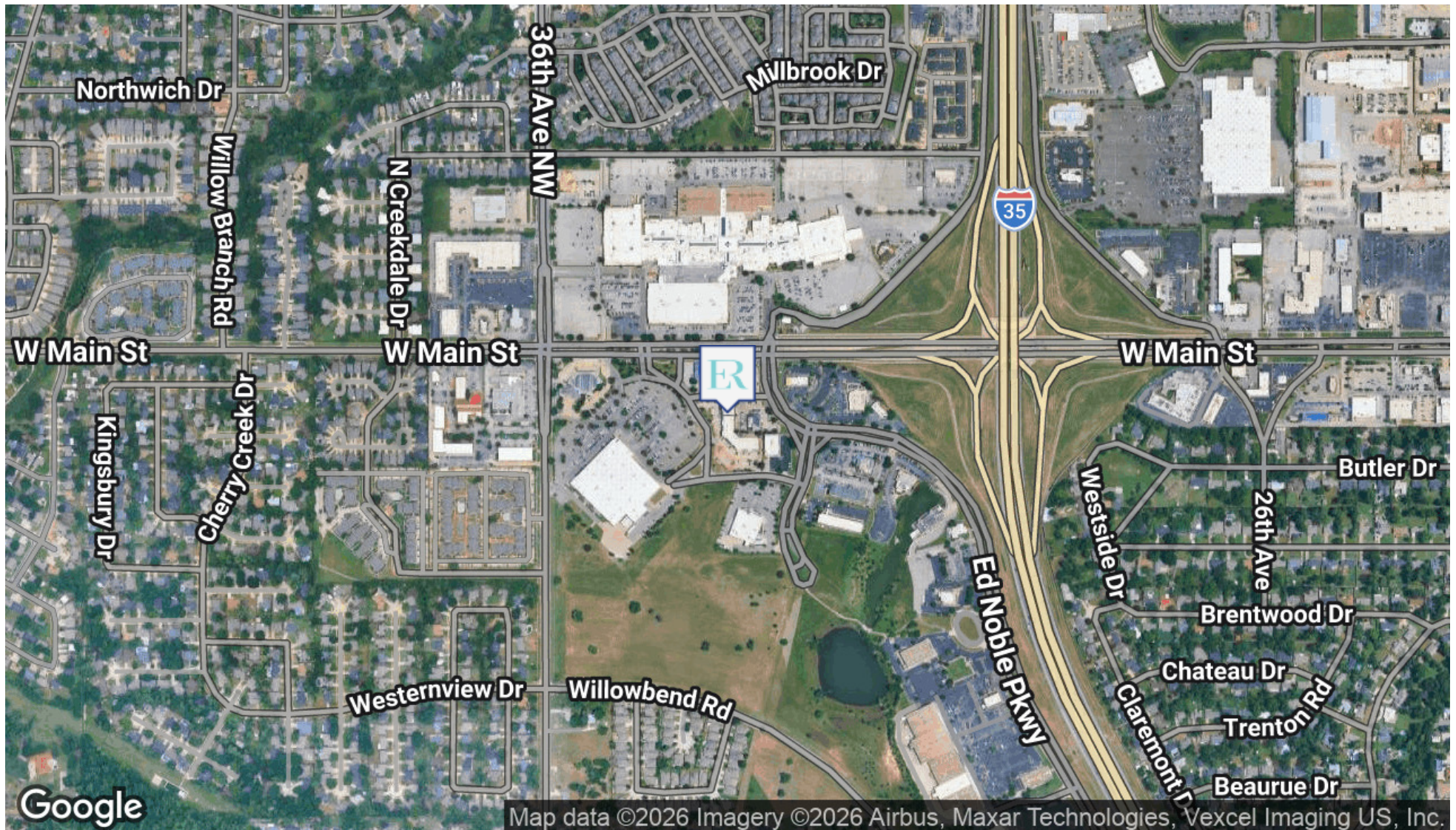
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