



Former Axe Throwing Bar

938 N Flood Ave, Norman, OK 73069



Taylor Hines

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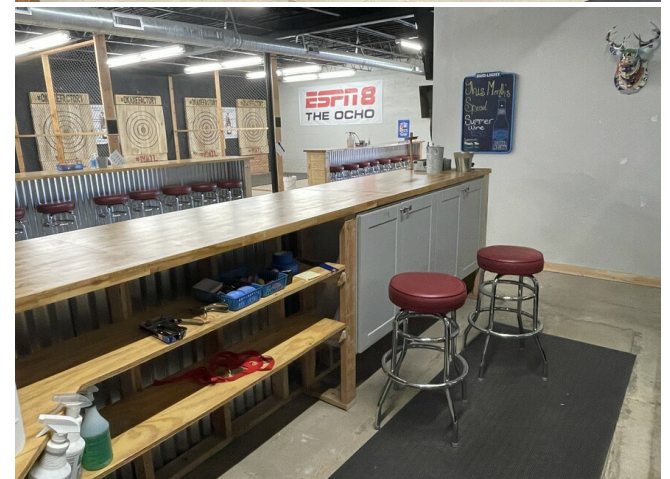


938 N Flood Ave

\$14.00 /SF/YR

Highly visible commercial building located on N. Flood Ave south of Robinson Ave and just north of Acres St., minutes from downtown Norman and OU's campus. Only \$1 a SF + NNN fee, estimated at \$2.25. Previous tenant was Oklahoma Axe Factory (axe throwing bar), and the existing floorplan can accommodate multiple tenant uses with a total of 2800 SF. Adjacent suite to the North can be combined for a total contiguous floorplan of 4600 SF. Current setup is perfect for a bar/restaurant, a very cool retail space, or even an office...

- High visibility in central Norman location
- Large parking lot and more parking behind building
- Room to expand

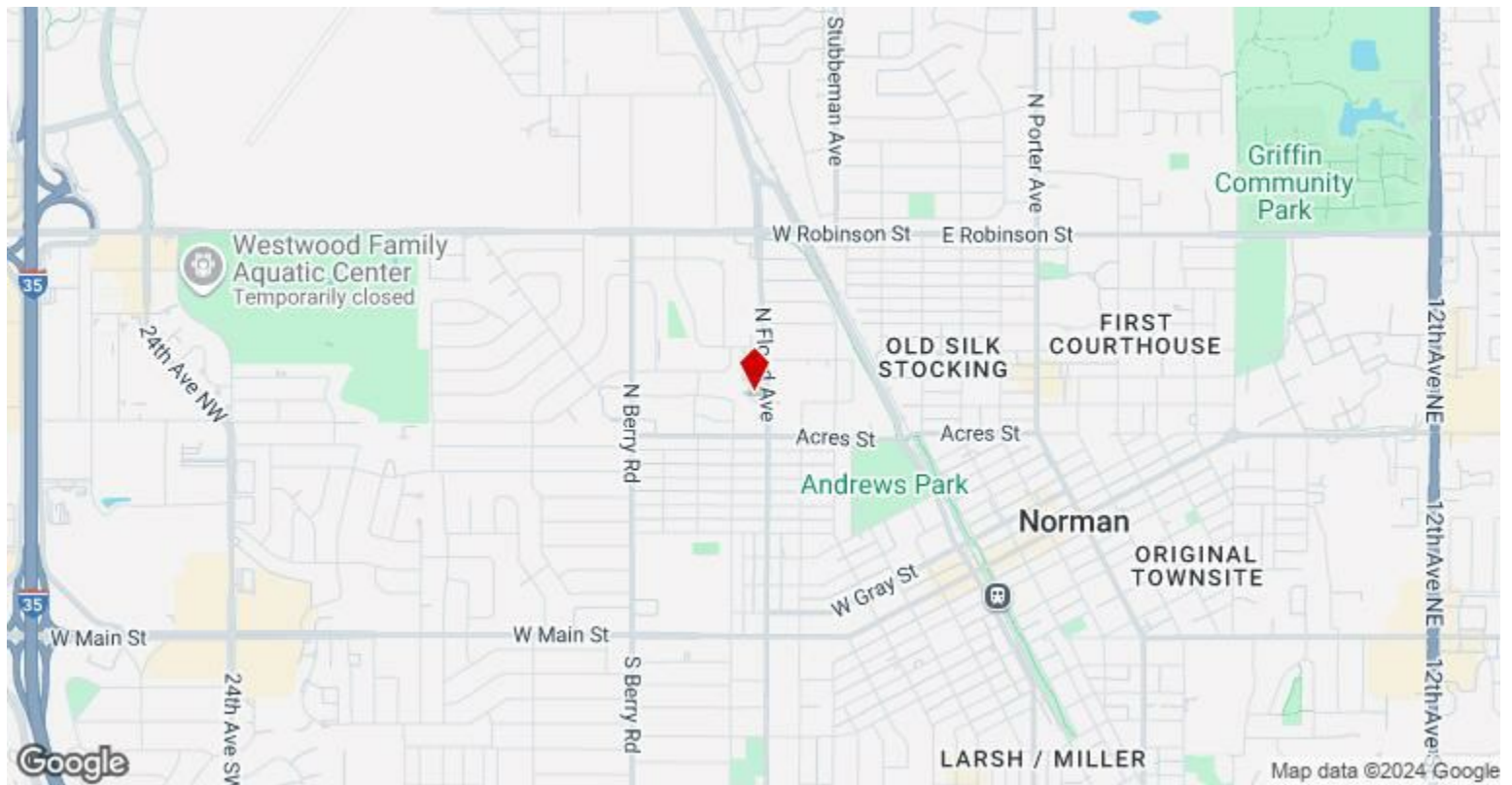


Rental Rate:	\$14.00 /SF/YR
Min. Divisible:	2,800 SF
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	4,600 SF
Year Built:	1974
Walk Score ®:	76 (Very Walkable)
Taxes:	\$0.00 USD/SF/MO
Operating Expenses:	\$0.19 USD/SF/MO
Rental Rate Mo:	\$1.17 /SF/MO

1st Floor

Space Available	2,800 - 4,600 SF
Rental Rate	\$14.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Highly visible commercial space located on N. Flood Ave, between Robinson Ave and Acres St., just minutes from downtown Norman and OU's campus. Only \$14/SF + NNN fee, estimated at \$2.25. Previous tenant was Oklahoma Axe Factory (axe throwing bar), and the existing floorplan can accommodate multiple tenant uses with a total of 2800 SF. Building was updated in 2020 with new foam roof, new 3 phase electric service and 200 amp panel, new plumbing, lights and interior and exterior paint. The building comes built out two ADA compliant bathrooms, one office, a bar area, two deep closets for storage, and a ton of open space where last tenant hosted parties and axe throwing lanes. Currently setup perfectly for a bar/restaurant, or a very cool retail space....even an office with some nice open common areas for lounging/conferencing. Tons of parking in the extra deep parking lot, or in back where there is a large commercial lot also owned by Landlord. Listing agent is the owner of the property and can show with little notice.



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Highly visible commercial building located on N. Flood Ave south of Robinson Ave and just north of Acres St., minutes from downtown Norman and OU's campus. Only \$14 a SF + NNN fee, estimated at \$2.25. Previous tenant was Oklahoma Axe Factory (axe throwing bar), and the existing floorplan can accommodate multiple tenant uses with a total of 2800 SF. Adjacent suite to the North can be combined for a total contiguous floorplan of 4600 SF. Building was updated in 2020 with new foam roof, 3 phase electric service with 200 amp panel, plumbing, light fixtures, metal spiral air ducts and new RTU, 2 ADA compliant restrooms, water heater, glass double entry doors, and interior/exterior paint. The building comes built out two ADA compliant bathrooms, one office, a bar area, two deep closets for storage, and a ton of open space where last tenant hosted parties and axe throwing lanes. Current setup is perfect for a bar/restaurant, a very cool retail space, or even an office with some open common areas for lounging/conferencing. Lots of room for parking in front with the extra deep parking lot, plus more parking in back where there is a large commercial lot with gravel, also owned by Landlord. Listing agent is the owner of the property and can show with little notice.

Property Photos

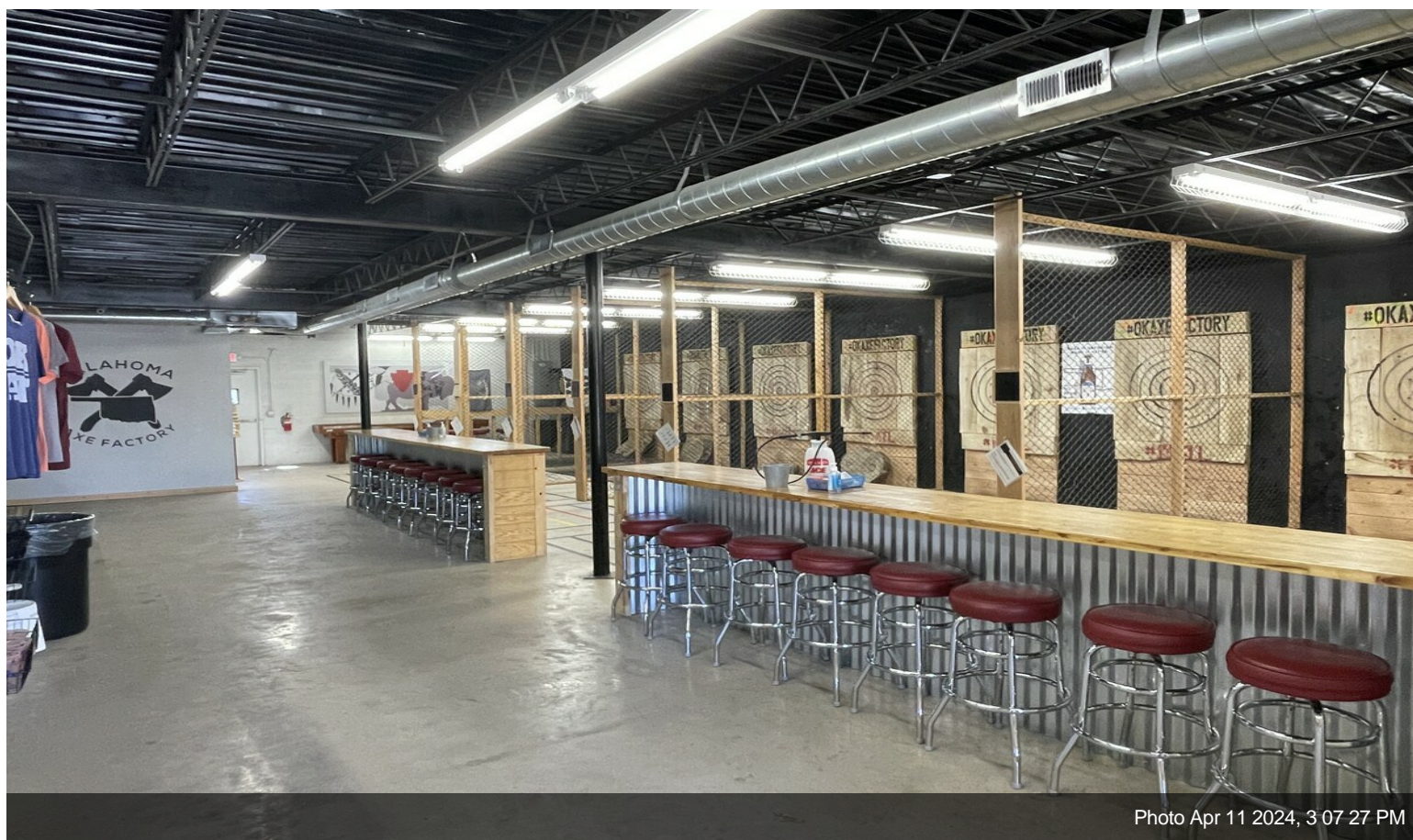


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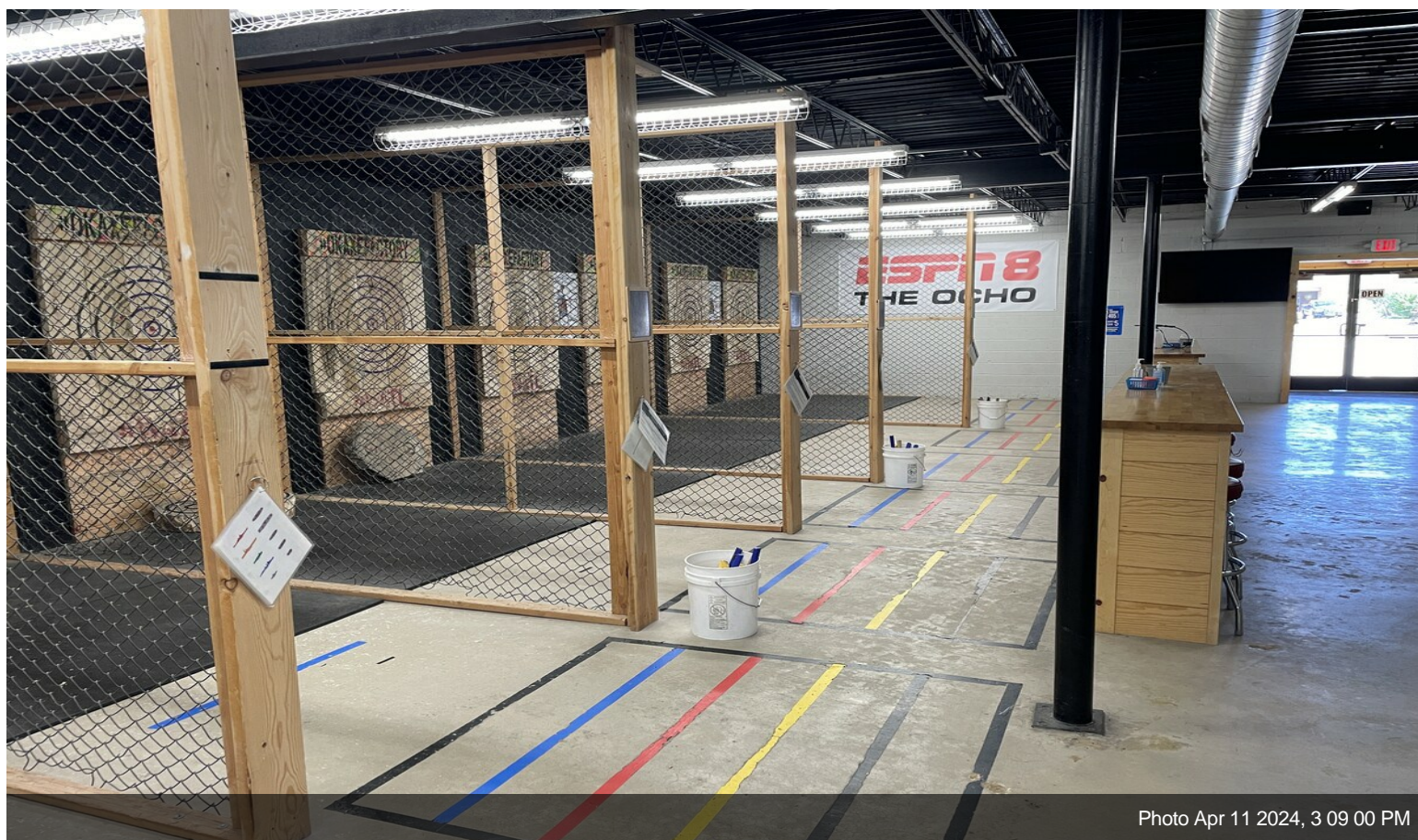


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Property Photos

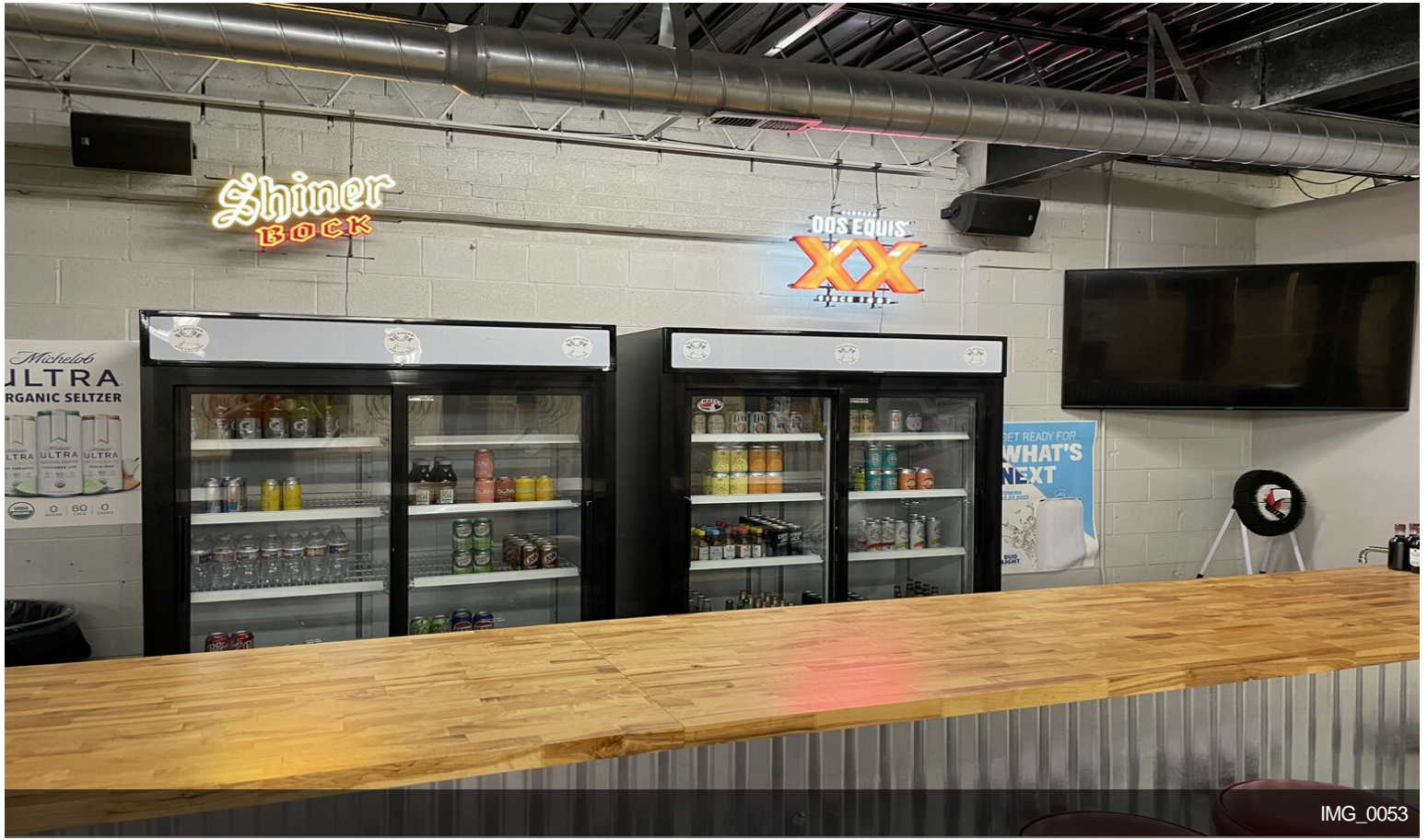


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Property Photos

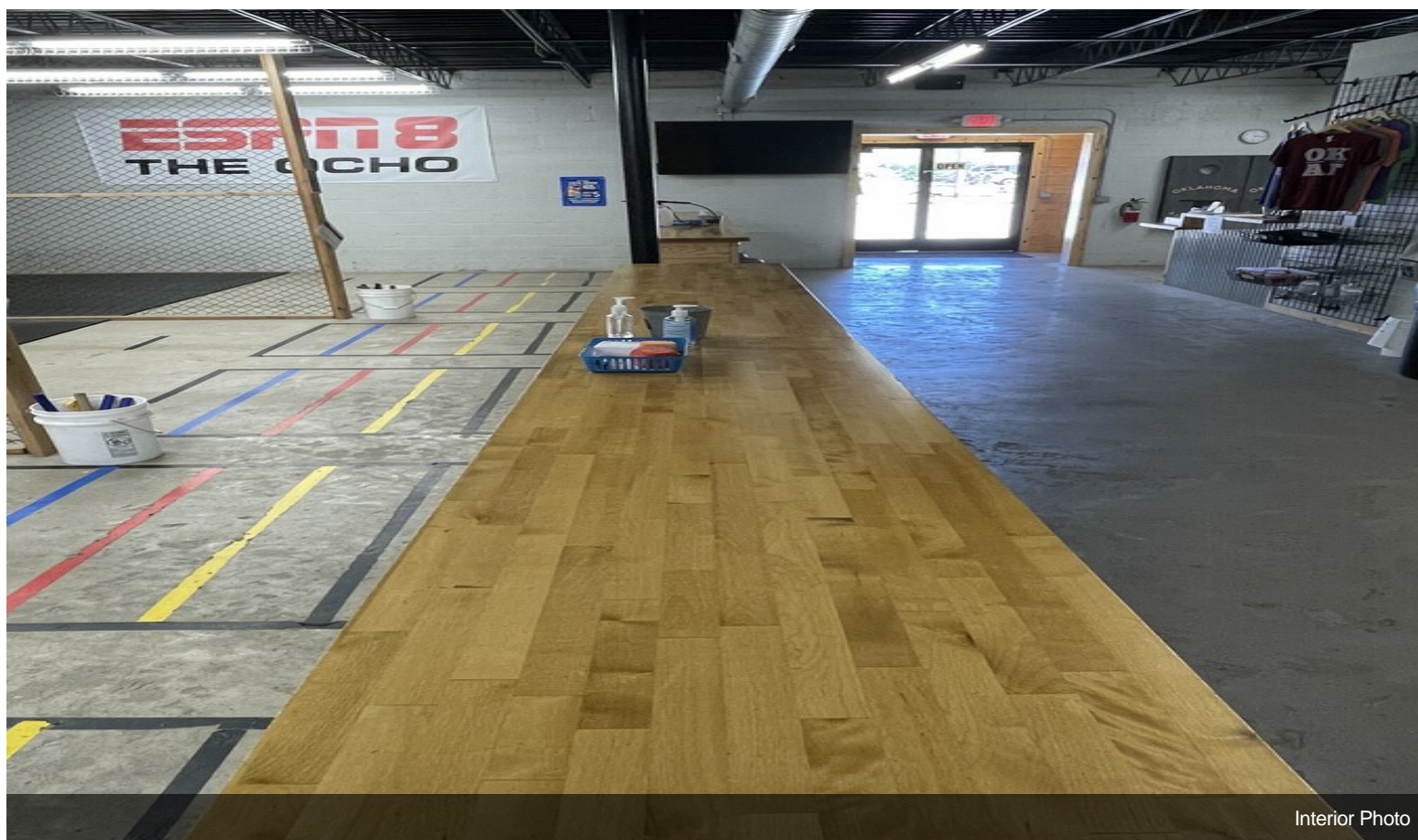


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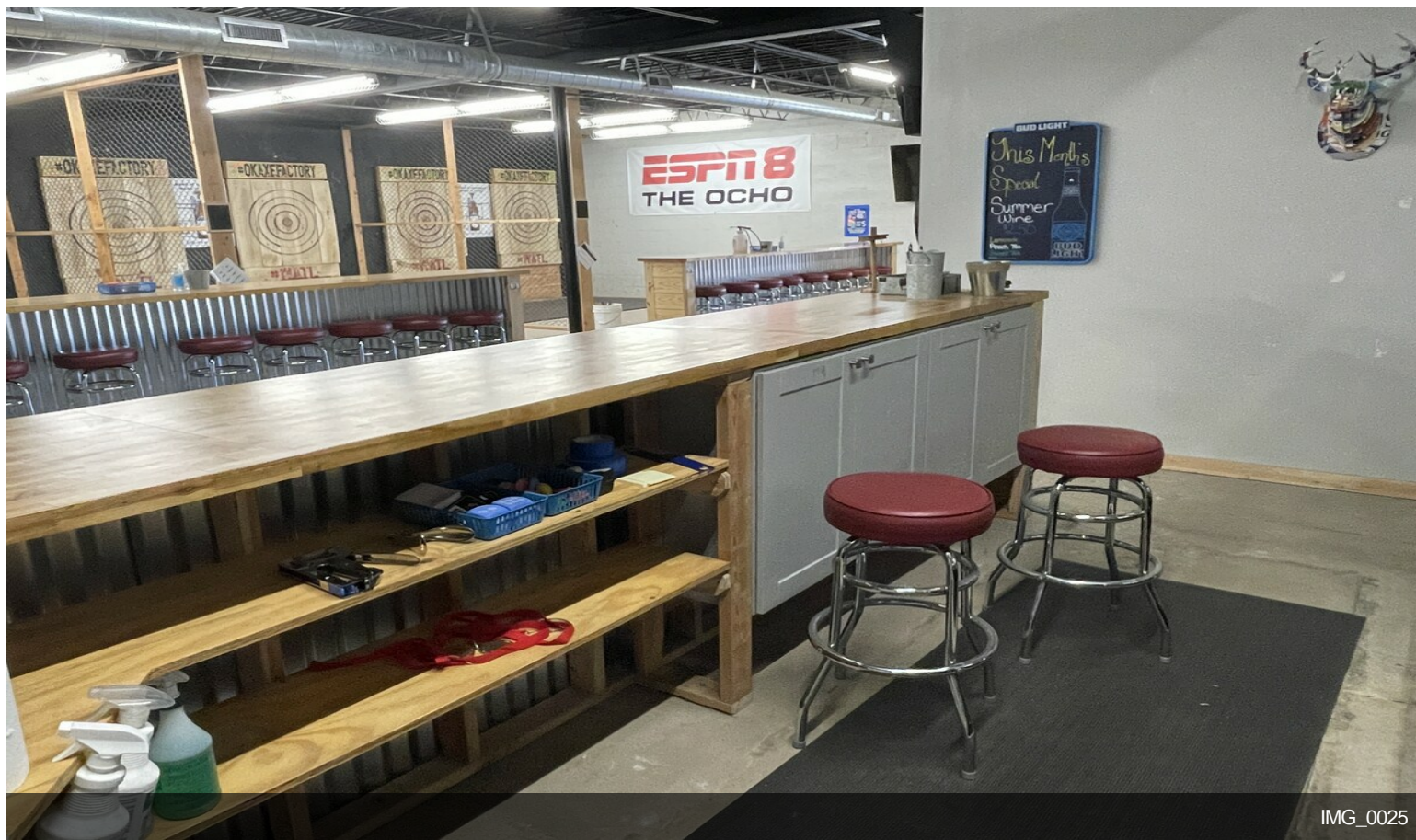


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Property Photos



Property Photos



Property Photos

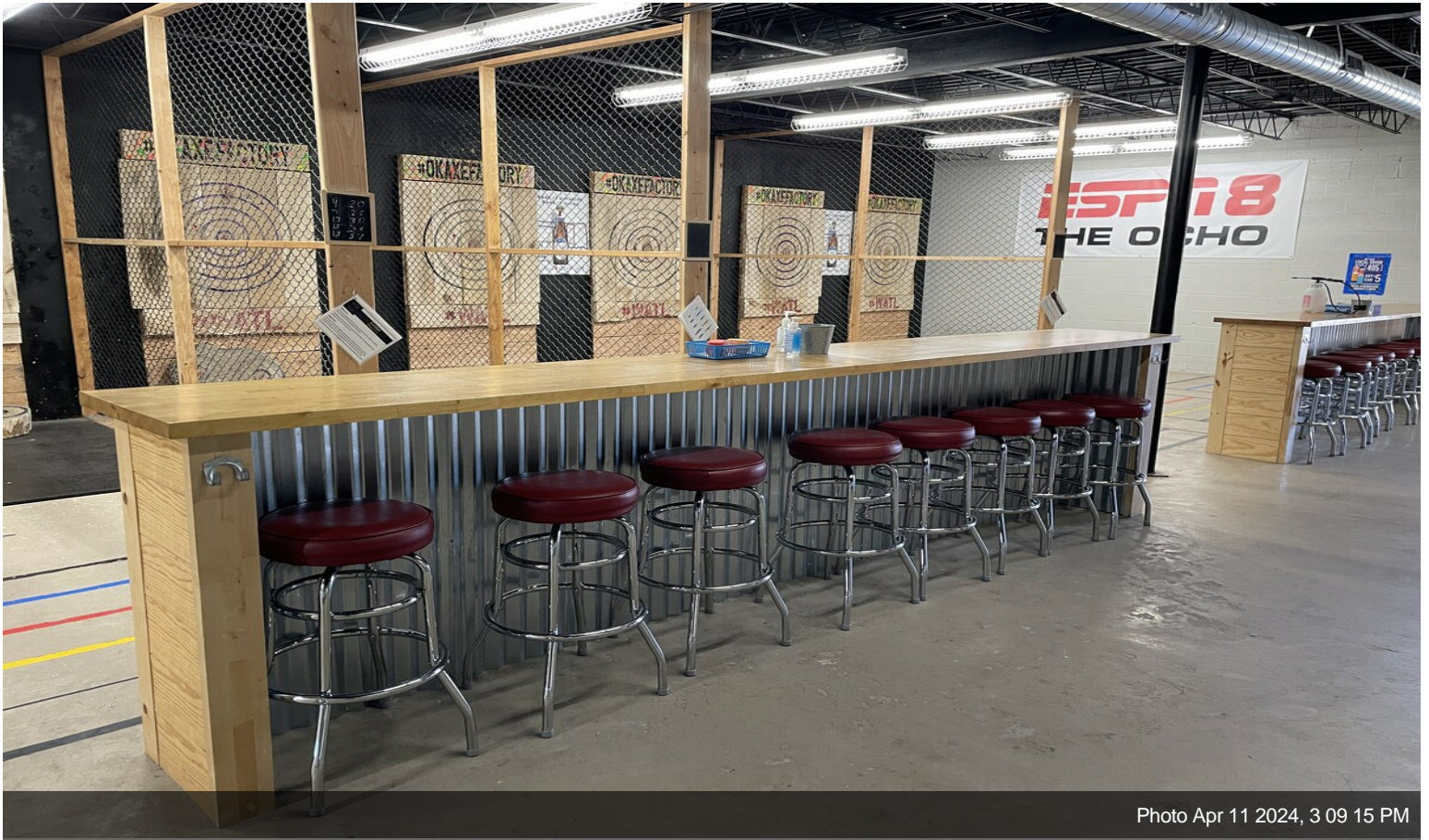


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Property Photos

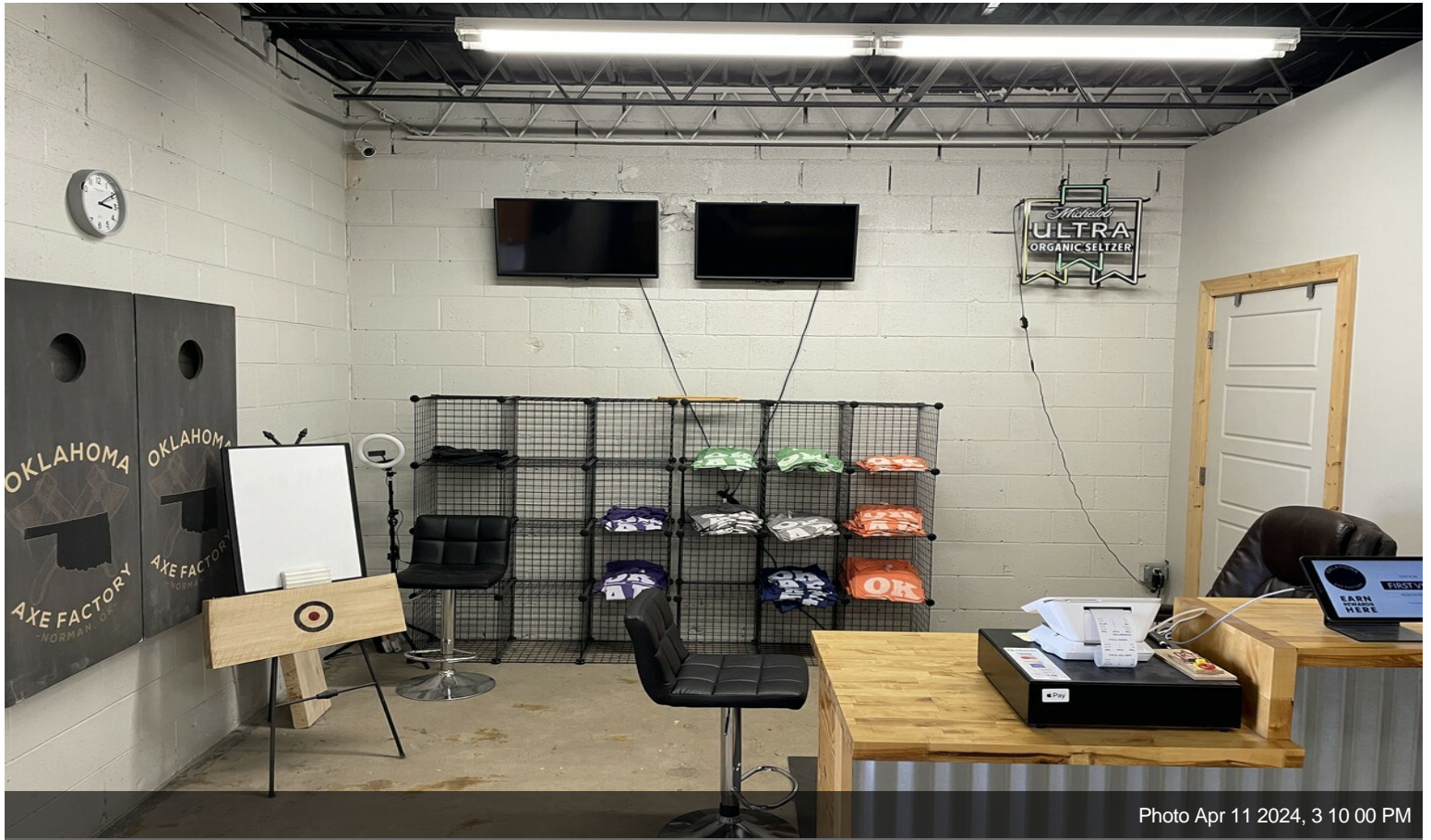
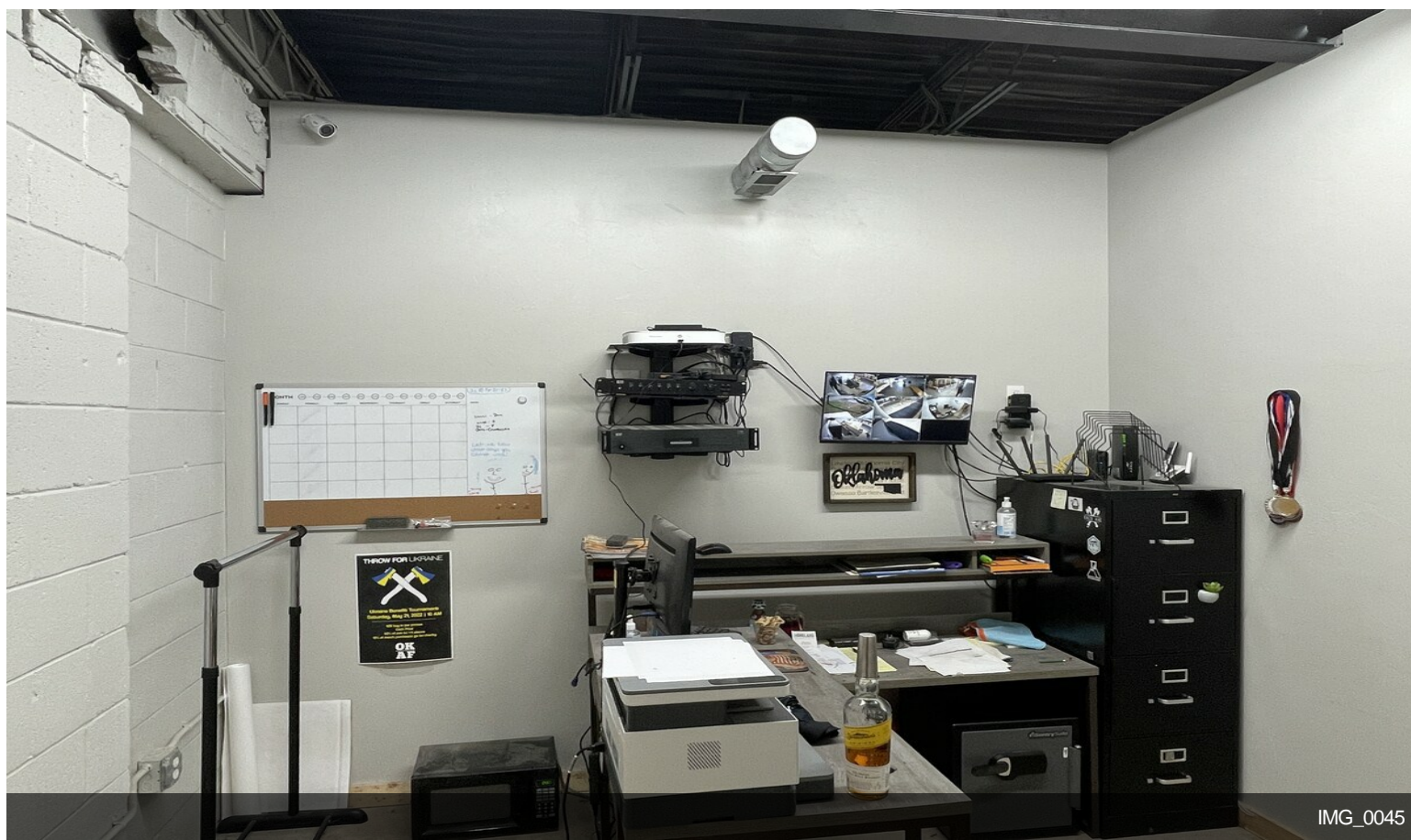


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Property Photos



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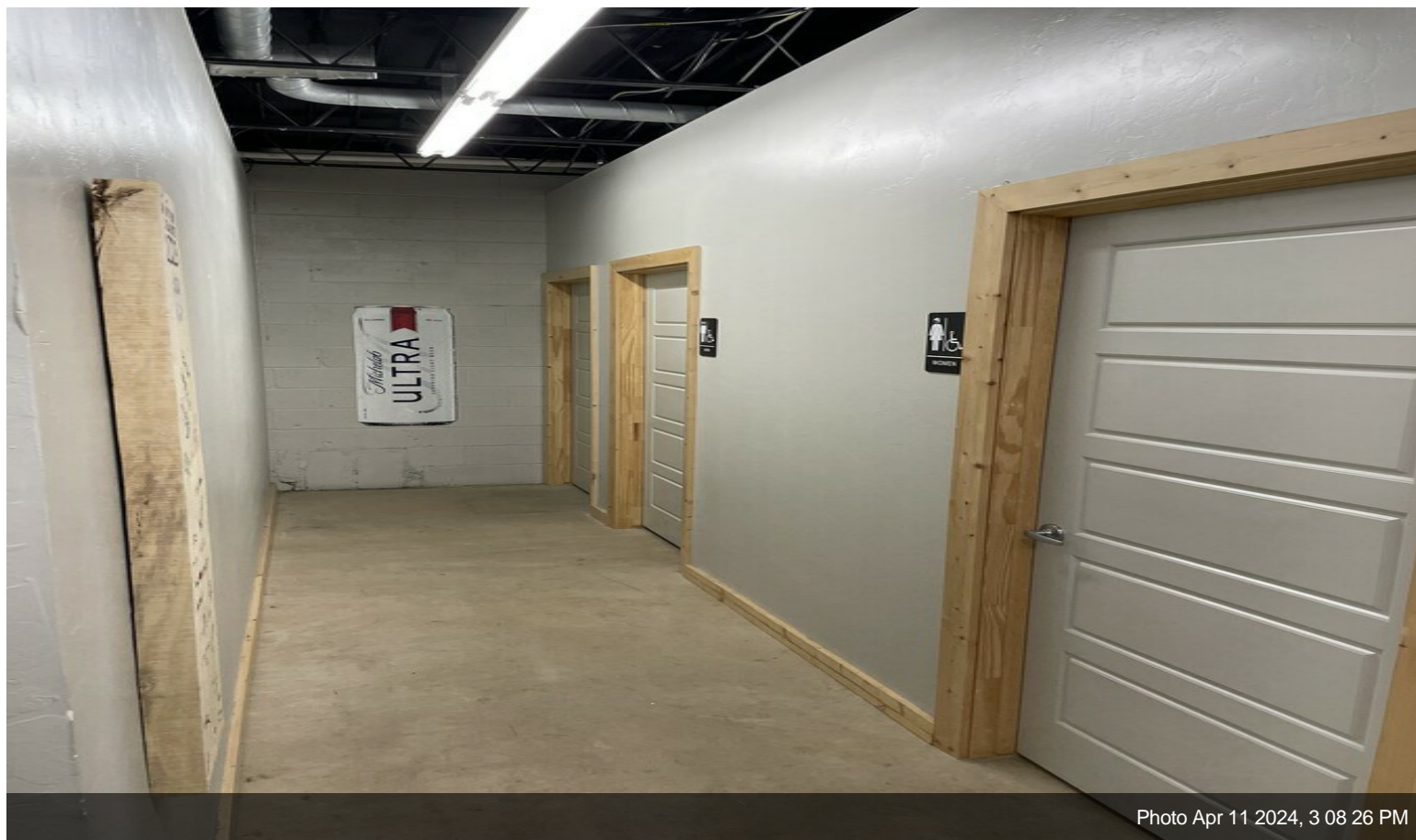


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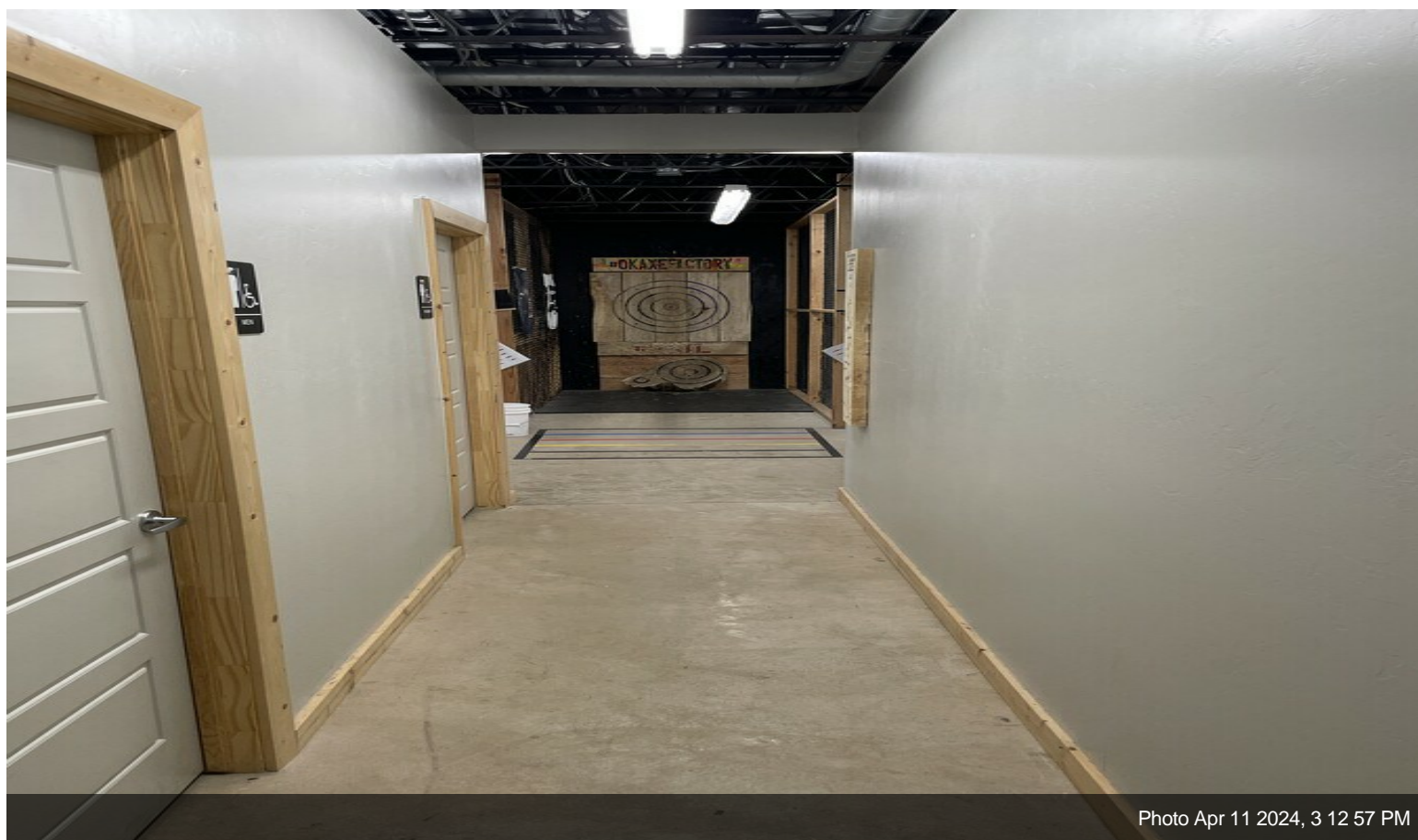


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Property Photos



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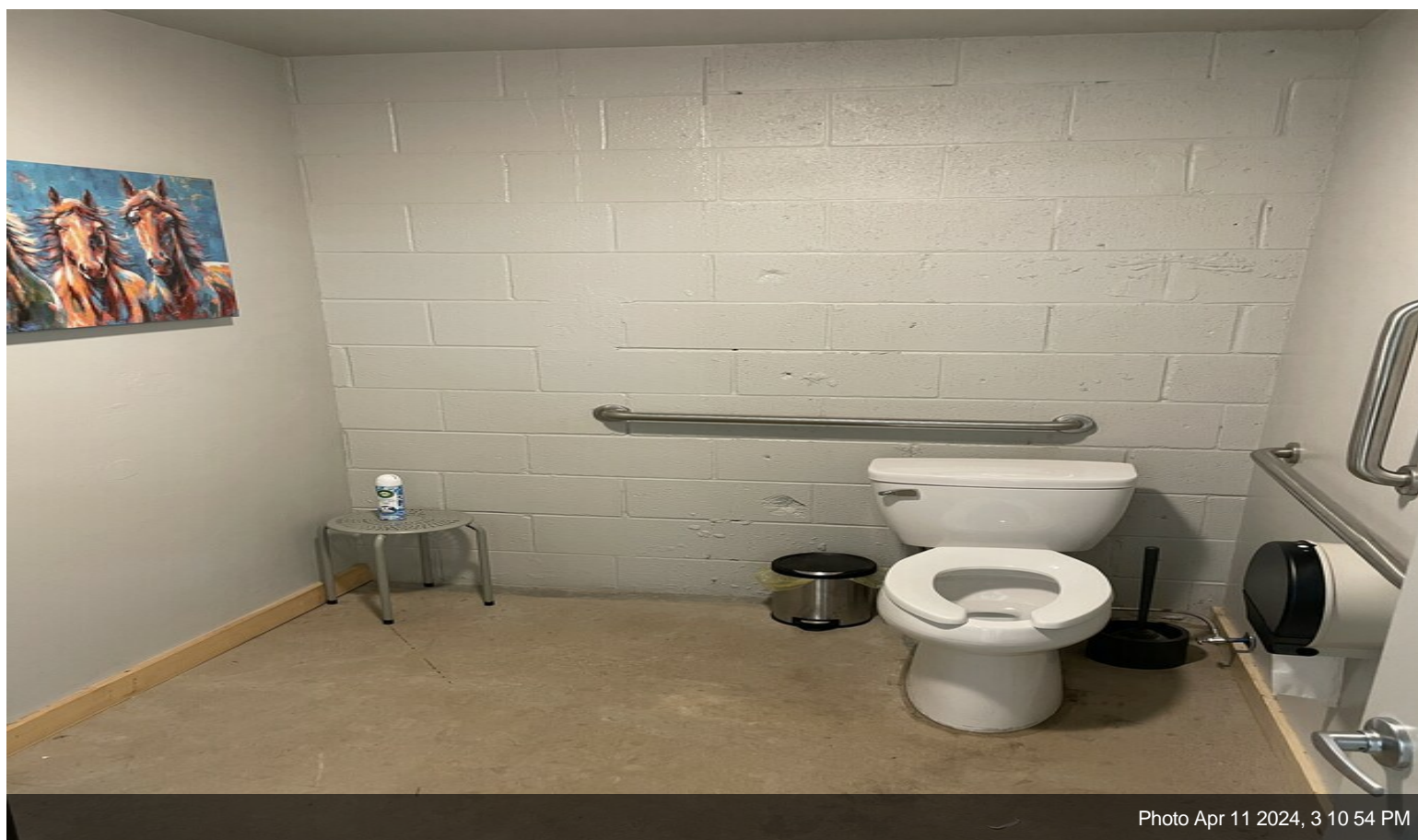


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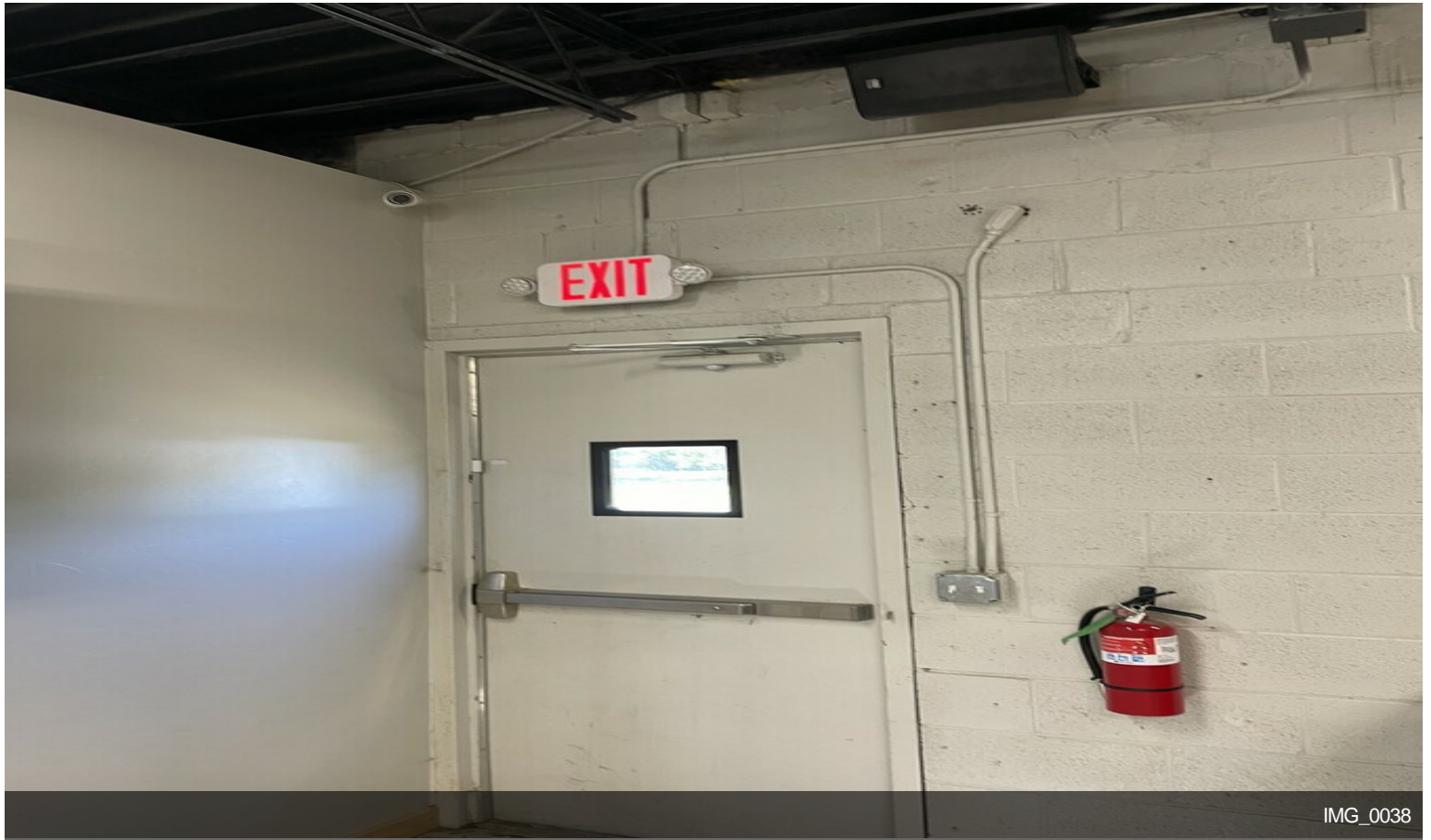


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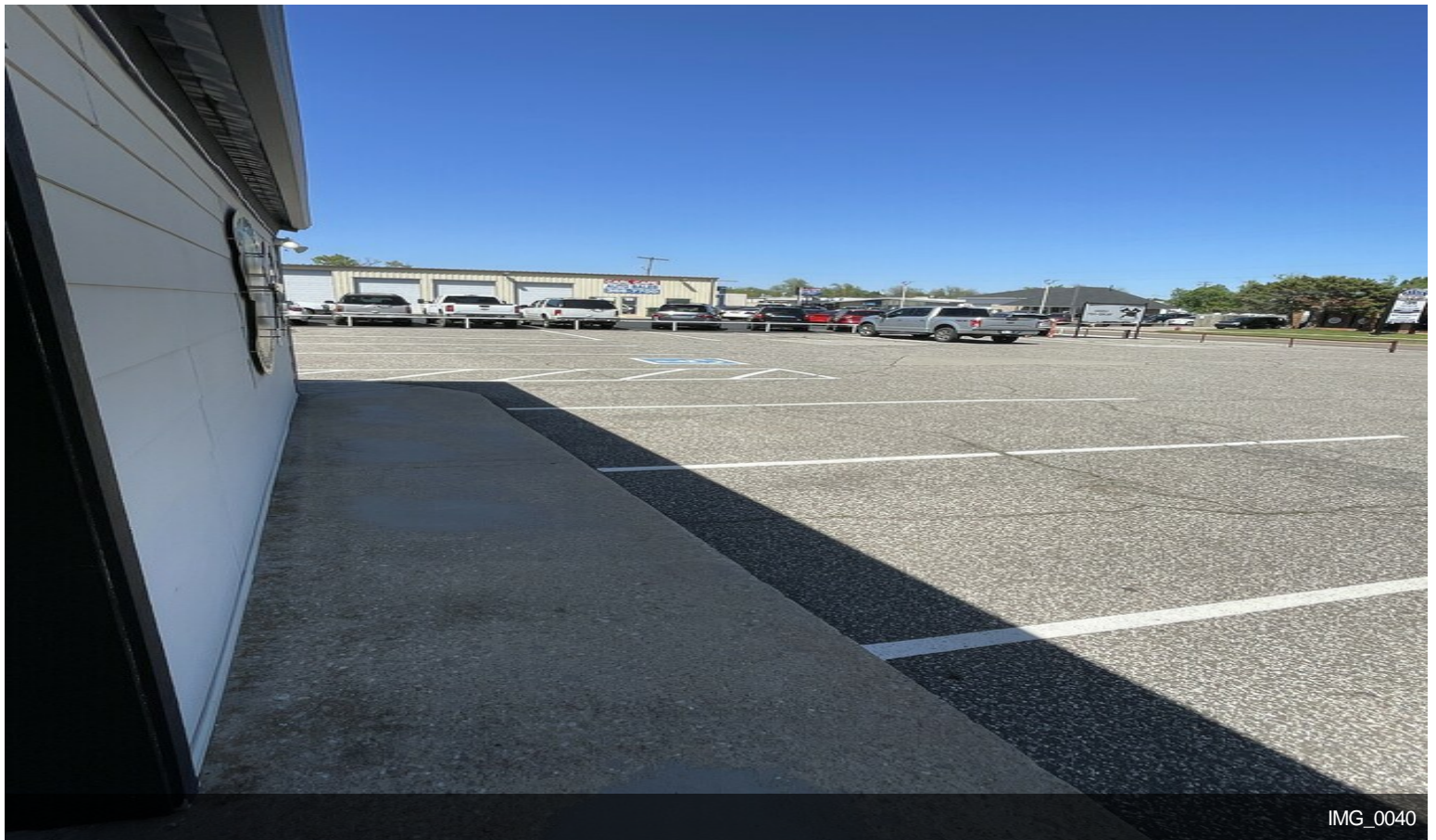


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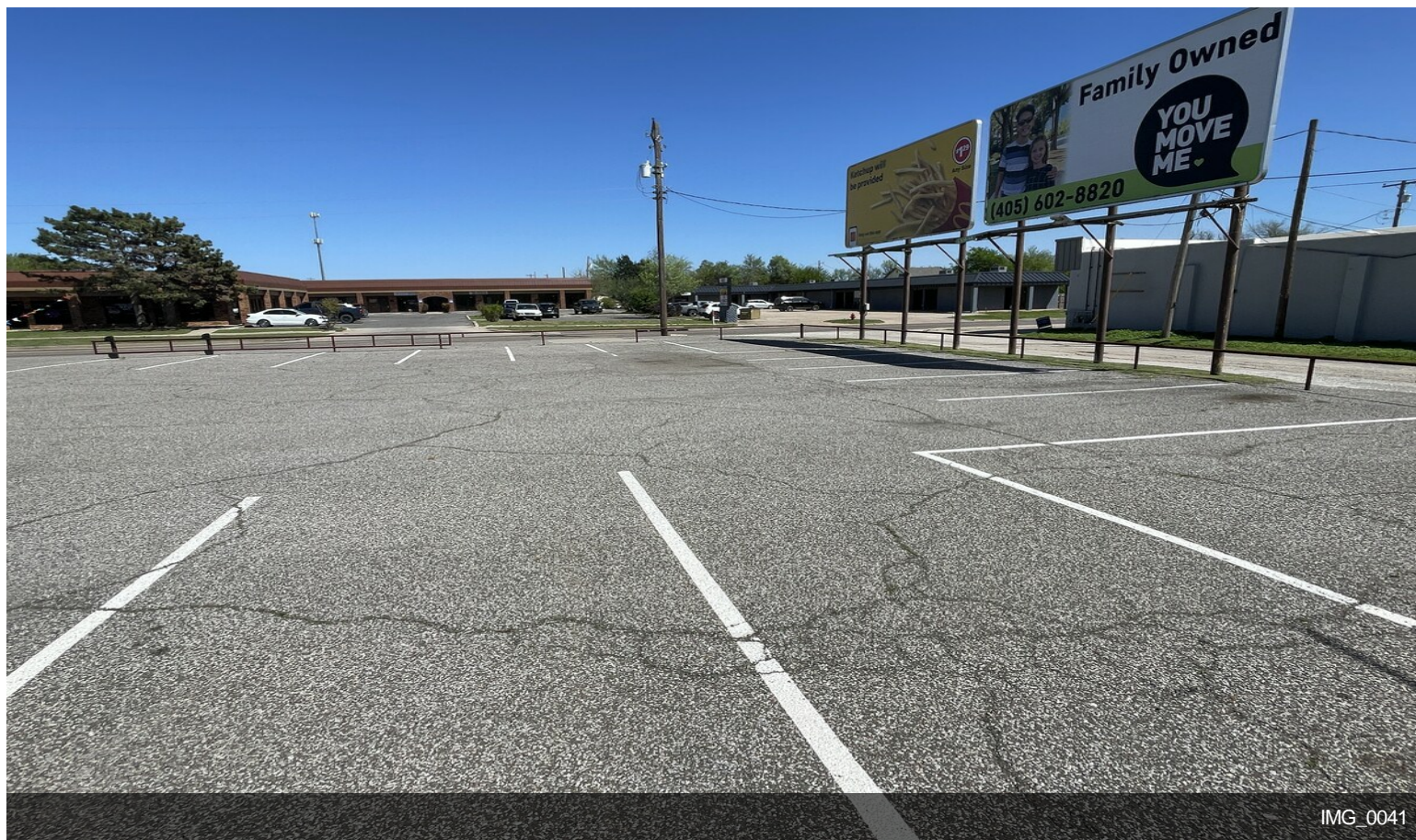


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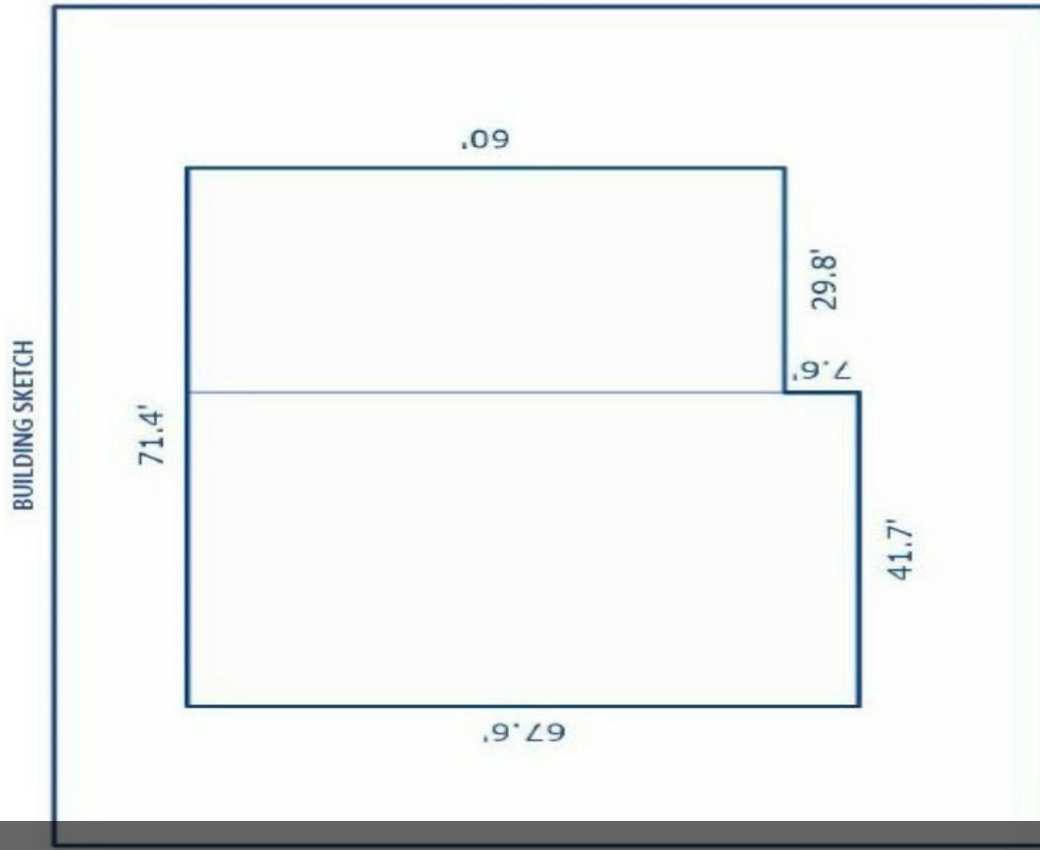


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Property Photos



Property Photos



Building sketch