

UNIVERSITY TOWN CENTER  
1400 24TH AVENUE NW  
NORMAN, OK 73072



Retail Space For Lease  
Call For Pricing  
NNN Charges: \$6.51/SF  
1B Suite 17: 1,400 SF  
6 Suite 2: 2,100 SF

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## PROPERTY OVERVIEW

TOTAL SF	22,573 SF
LOT SIZE	1.9 ACRES +/-
YEAR BUILT	1985
ZONING	C-3

- Out of 7,428 Community Shopping Centers, UTC Ranks #17 with Approx. 10 Million Visits Per Year
- 48% of Shoppers Live > 10 Miles Away
- Approx. 5 Million Visits from > 10 Miles Away
- Norman's Population is 125,000 therefore Visits Outnumber City Residents by 40x
- Co-Tenants Include: Super Target, Kohl's, Academy Sports, Office Depot, Cheddar's, Logan's Roadhouse, Zio's, Panda Express, Pei Wei, Guitar Center, Maurice's, Ulta Beauty, Discount Tire, Petco, Kirkland's, Michaels, HomeGoods, DSW, Dollar Tree, Vintage Stock, Monarch Dental, Embassy Suites Hotel & Convention Center

## DEMOGRAPHICS



**POPULATION**  
 1 MILE: 14,629  
 3 MILES: 88,460  
 5 MILES: 234,254



**AVERAGE HOUSEHOLD INCOME**  
 1 MILE: \$53,307  
 3 MILES: \$62,868  
 5 MILES: \$86,506



**TOTAL HOUSEHOLDS**  
 1 MILE: 6,721  
 3 MILES: 37,002  
 5 MILES: 94,736



1 MILE FROM LAKE HEFNER PARKWAY



# UNIVERSITY TOWN CENTER



**1B Suite 17: 1,400 SF  
1680 24<sup>th</sup> Avenue NW**



**6 Suite 2: 2,100 SF  
1361 24<sup>th</sup> Avenue NW**

# UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT



University North Park in Norman, Oklahoma, is a major 120-acre mixed-use project featuring a proposed \$1.1 billion development, including a new arena for University of Oklahoma basketball and gymnastics. The project, which includes multi-family housing and retail, received legal clearance to move forward in February 2026.

**Legacy Park:** An outdoor venue at the heart of the development featuring a pavilion, pond, and a stage for public events.

**Residential & Retail:** Includes high-end apartments such as Terra at University North Park and various commercial, restaurant, and shopping options.

