

FOR LEASE

480 24th Ave NW,
Norman, OK 73069



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Building Size: 85,726 SF

Available SF: 67,136 SF

Min Divisible: 980 SF

Max Cont: 39,983 SF

Lease Rate: \$15-18 SF/YR

NNN Rate: \$4.50 SF/YR

Zoning: C-2

Year Built: 2010

Property Overview

Now leasing at Madison Square in NW Norman—a high-visibility retail center ideally positioned near University Town Center with convenient access to I-35. The property features 25 available units totaling 67,136 SF, with flexible layouts and the ability to combine spaces to accommodate a variety of users. Surrounded by major national and local retailers including Target, Crest, and a wide mix of restaurants, this 85,726 SF center benefits from strong traffic counts and consistent consumer activity. The location is well-suited for retail, office, or service-based businesses looking to establish or expand in one of Norman's most active commercial corridors, offering excellent visibility, accessibility, and long-term growth potential. The second floor suites may be combined to create a single contiguous space totaling 39,983 SF.

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BRICK & BEAM
REALTY

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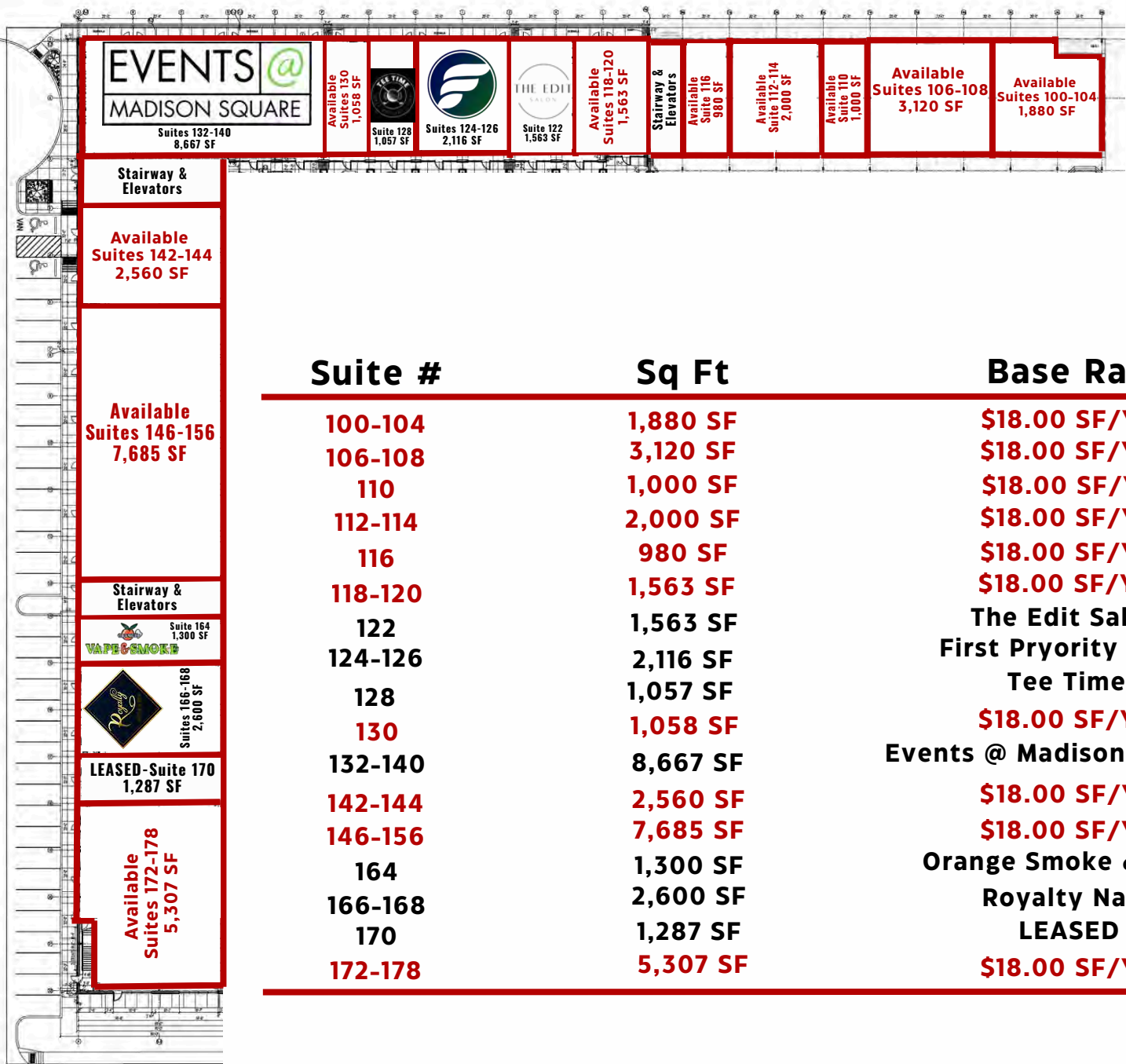
First Floor Suites 100-178



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**Second Floor
Suites 210-272**



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**Suites 210-272
39,983 SF of Available
Contiguous Space**

**Executive Suites
Fully Leased**

Suite #

Sq Ft

Base Rate

210	1,007 SF	\$15.00 SF/YR
212	1,007 SF	\$15.00 SF/YR
214	1,007 SF	\$15.00 SF/YR
216	1,237 SF	\$15.00 SF/YR
218	1,027 SF	\$15.00 SF/YR
220	1,048 SF	\$15.00 SF/YR
222	1,048 SF	\$15.00 SF/YR
224	1,048 SF	\$15.00 SF/YR
226	1,048 SF	\$15.00 SF/YR
228	1,048 SF	\$15.00 SF/YR
230	1,048 SF	\$15.00 SF/YR
232-246	6,904 SF	\$15.00 SF/YR
248-258	10,306 SF	\$15.00 SF/YR
260-266	7,000 SF	\$15.00 SF/YR
268-272	4,200 SF	\$15.00 SF/YR

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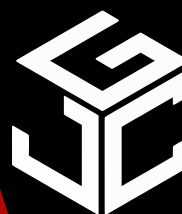


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Hemphill Dr

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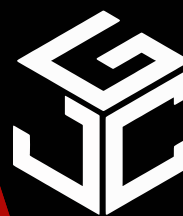


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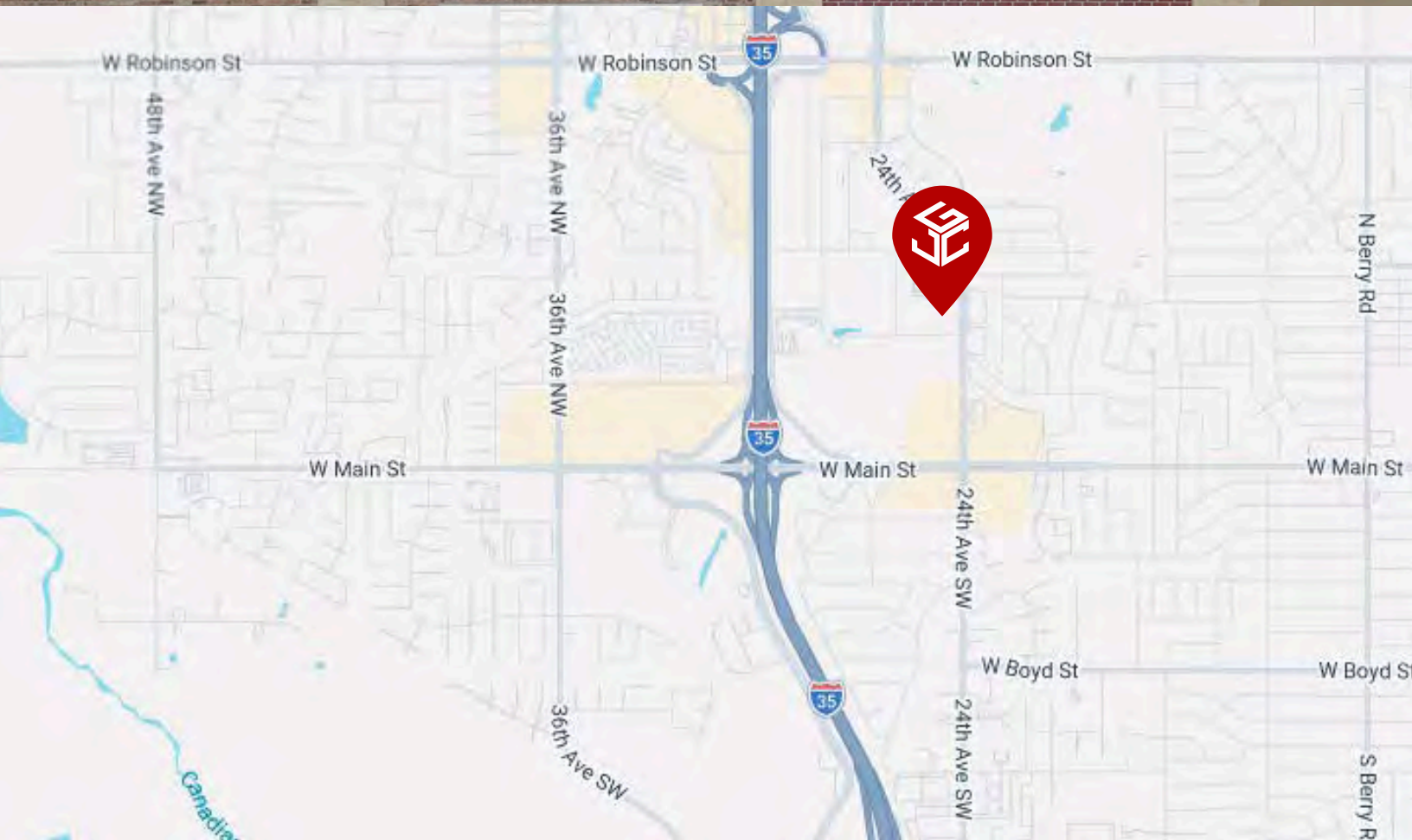
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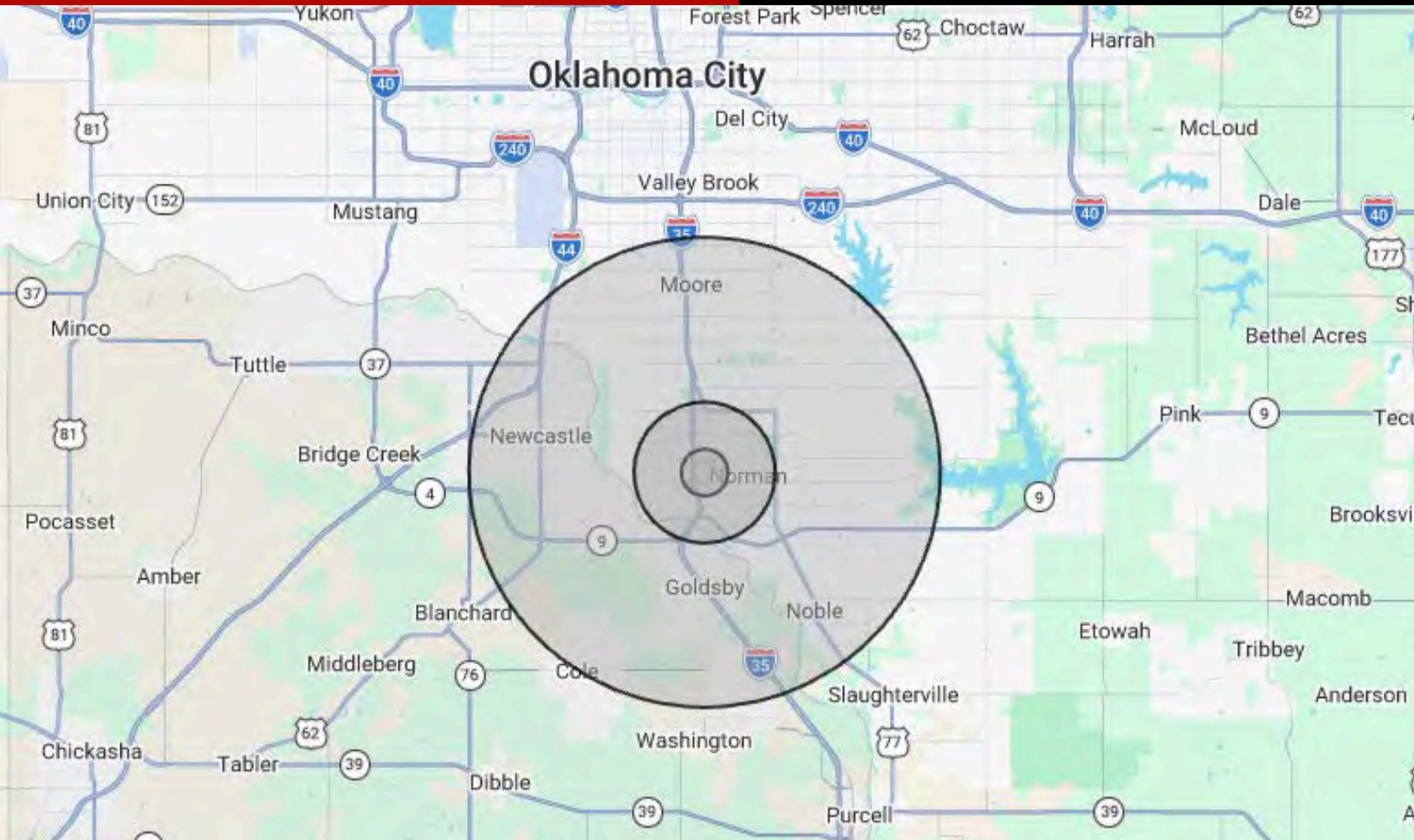
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Demographics

1 MILE

3 MILE

10 MILE

Population	7,158	68,829	250,126
Average Age	40	32	35
Employment	9,453	70,865	118,888
Households	3,196	26,766	96,363
Ave. Household Income	\$72,333	\$81,299	\$85,537
Median Household Value	\$191,041	\$222,962	\$199,560

Traffic Count

Average Daily Volume

18,451 Vehicles

Demographic data provided by CoStar

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