

BOARDWALK & MERCHANT DRIVE

2380 BOARDWALK, 600 MERCHANT, 580 MERCHANT , NORMAN, OK 73069



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OFFERING SUMMARY

Price / SF: \$12.50 - \$14.00 / SF

Lot Size: 1.25 Acres

Zoning: C-2

PROPERTY OVERVIEW

Equity Commercial Realty Advisors is proud to introduce a prime investment opportunity in the heart of Norman, OK. This C-2 zoned property has great accessibility making it a strategic choice for businesses seeking a prominent presence. Its proximity to key amenities and major thoroughfares enhances its appeal, offering potential for high commercial demand and tenant interest. With an ideal location in a thriving business community, this property presents an exceptional opportunity for an owner user or office investors. Don't miss out on this chance to secure a pivotal position in one of Norman's most sought-after areas.

2380 Boardwalk \$ 280,530
600 Merchant Dr. \$ 288,585
580 Merchant Dr. - \$ 141,570

PROPERTY HIGHLIGHTS

- Lots can be bought separately or together
- Prime location in the heart of Norman
- Proximity to key amenities and major thoroughfares
- High visibility and accessibility for tenants and employees
- Ideal investment opportunity or owner user
- Zoned C-2 (Allows for any use permitted in C-1 zoning)
- \$12.50- \$14.00/SF
- .26 - 1.25 acres

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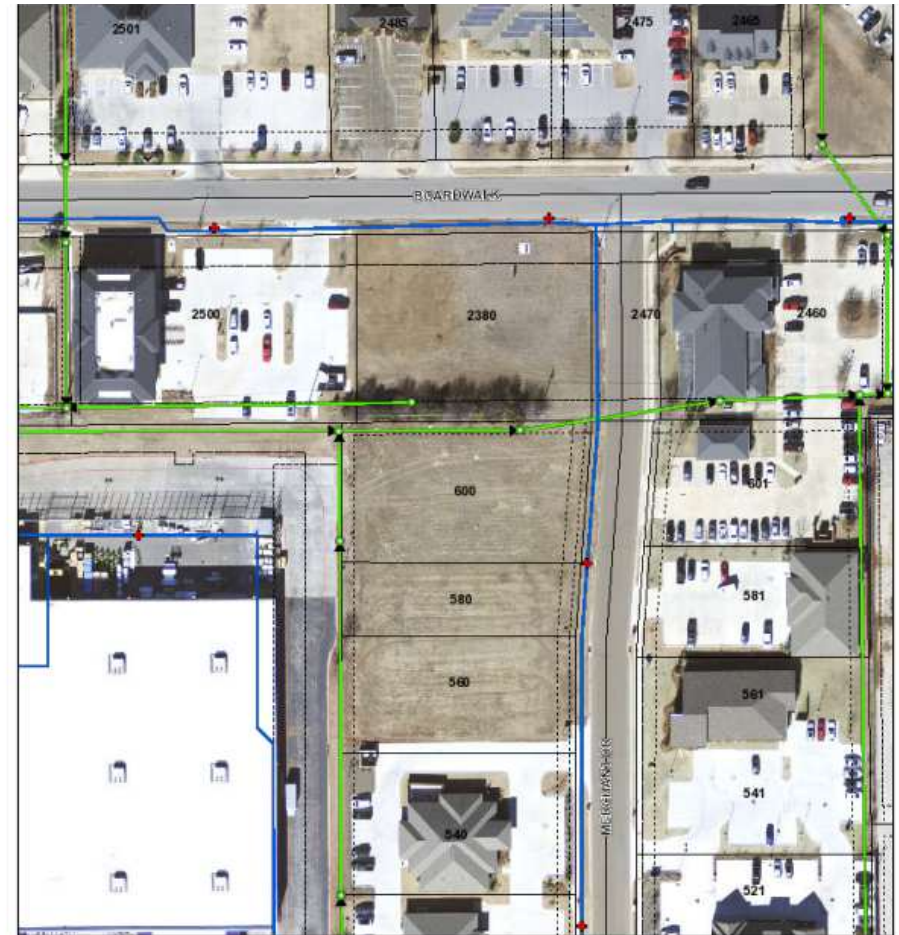
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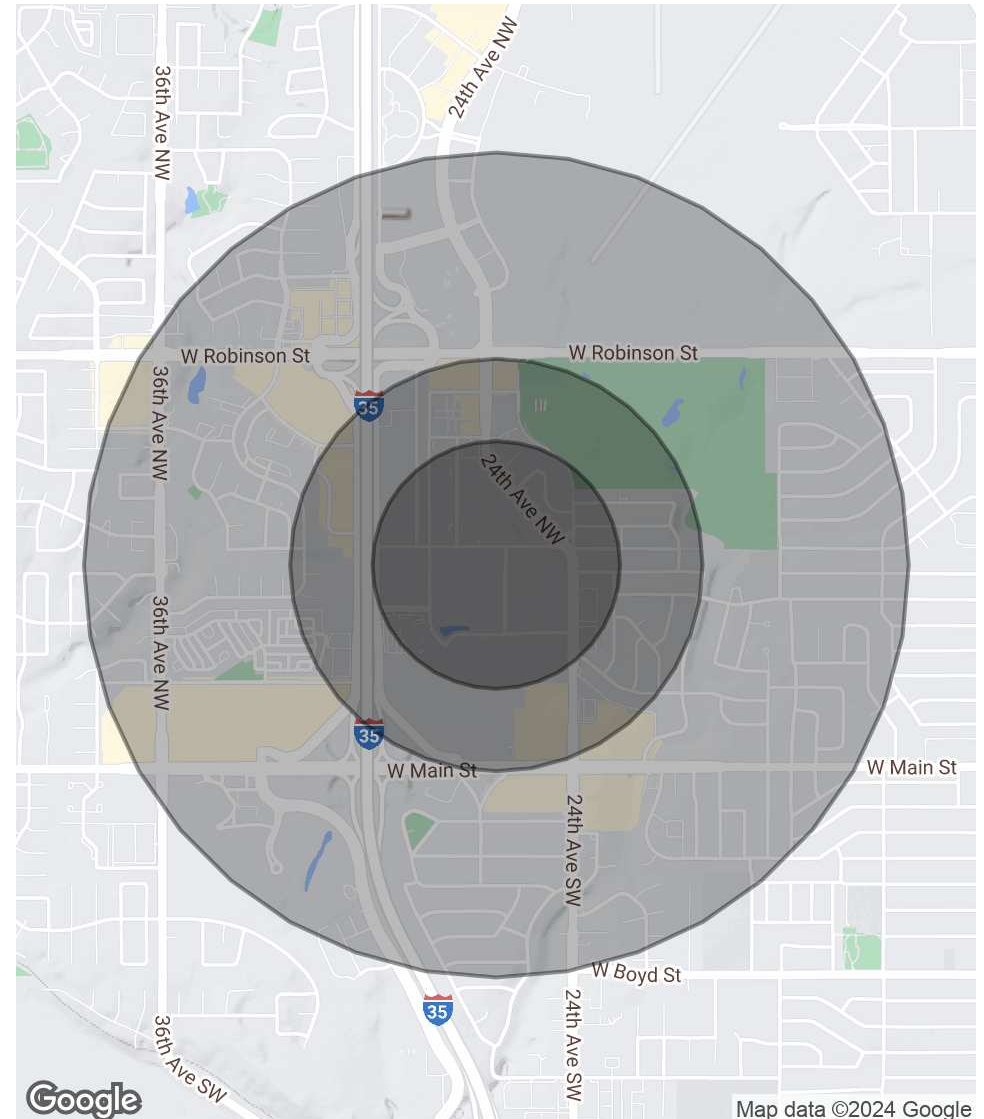
POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 360 | 1,252 | 7,881 |
| Average Age | 40 | 42 | 42 |
| Average Age (Male) | 38 | 40 | 40 |
| Average Age (Female) | 42 | 44 | 44 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 138 | 516 | 3,495 |
| # of Persons per HH | 2.6 | 2.4 | 2.3 |
| Average HH Income | \$80,906 | \$79,045 | \$80,670 |
| Average House Value | \$219,356 | \$249,492 | \$270,265 |

Demographics data derived from AlphaMap



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