

DAMANN PLAZA
851-867 12TH AVENUE N.E.
NORMAN, OK 73071

Investment Opportunity

9,316 SF on 0.68 Acres MOL

Sales Price: \$1,982,576.96

Cap Rate: 7.90%



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NATHAN WILSON
405.760.5327
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PROPERTY HIGHLIGHTS

- 100% Occupied
- 5 Notable Tenants
- NOI: \$156,632.58
- Walmart Shadow Center
- New TPO Roof Installed in 2021

LOCATION HIGHLIGHTS

- 1.5 Miles Northeast of the University of Oklahoma
- Norman is the 3rd Largest City in the State
- 20 Minutes South of Oklahoma City

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Walmart 

 First United
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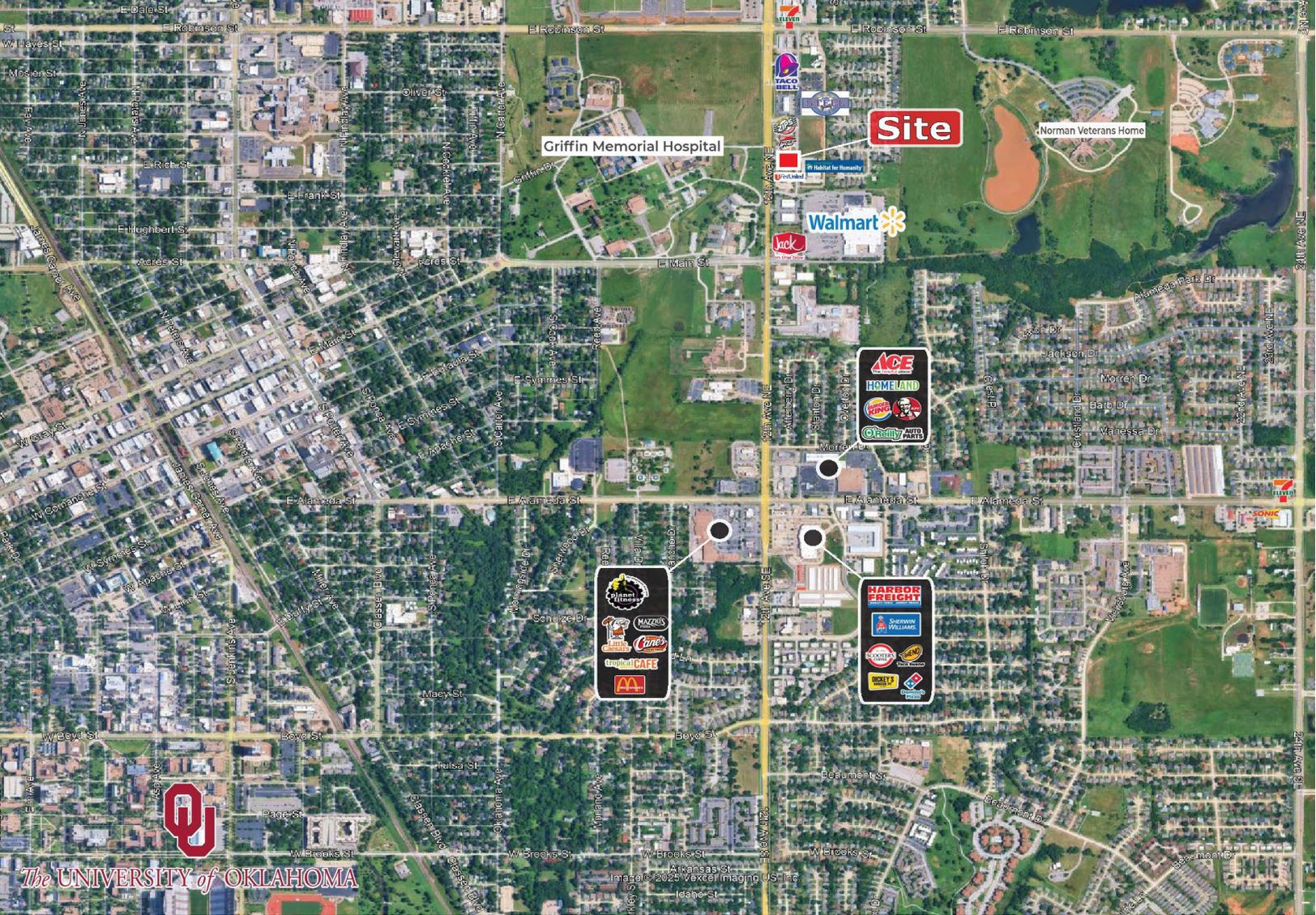
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DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|----------|----------|----------|
| POPULATION | 9,006 | 75,172 | 120,957 |
| AVERAGE HOUSEHOLD INCOME | \$66,359 | \$69,906 | \$77,285 |
| TOTAL HOUSEHOLDS | 3,662 | 28,676 | 10,098 |

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