

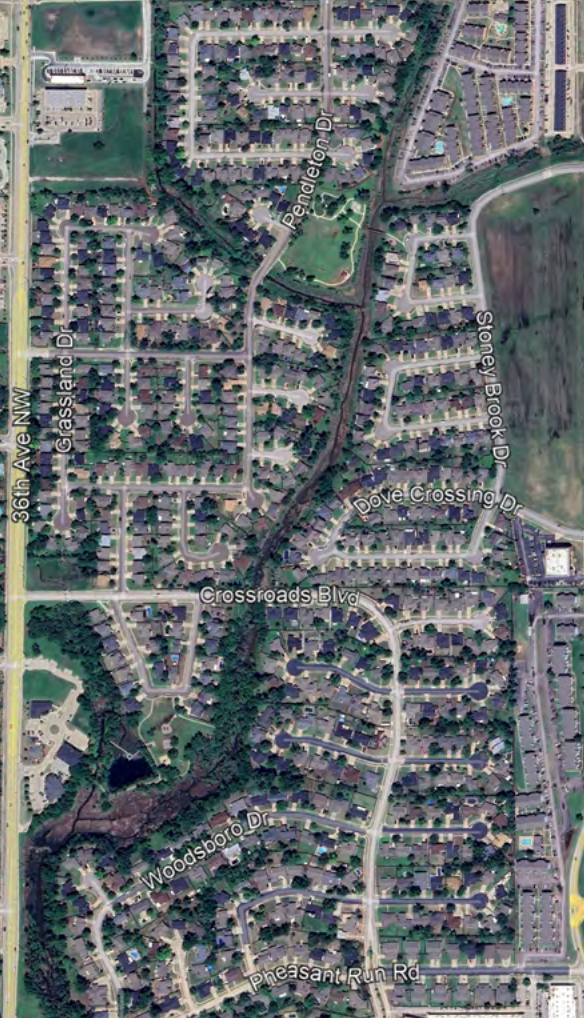
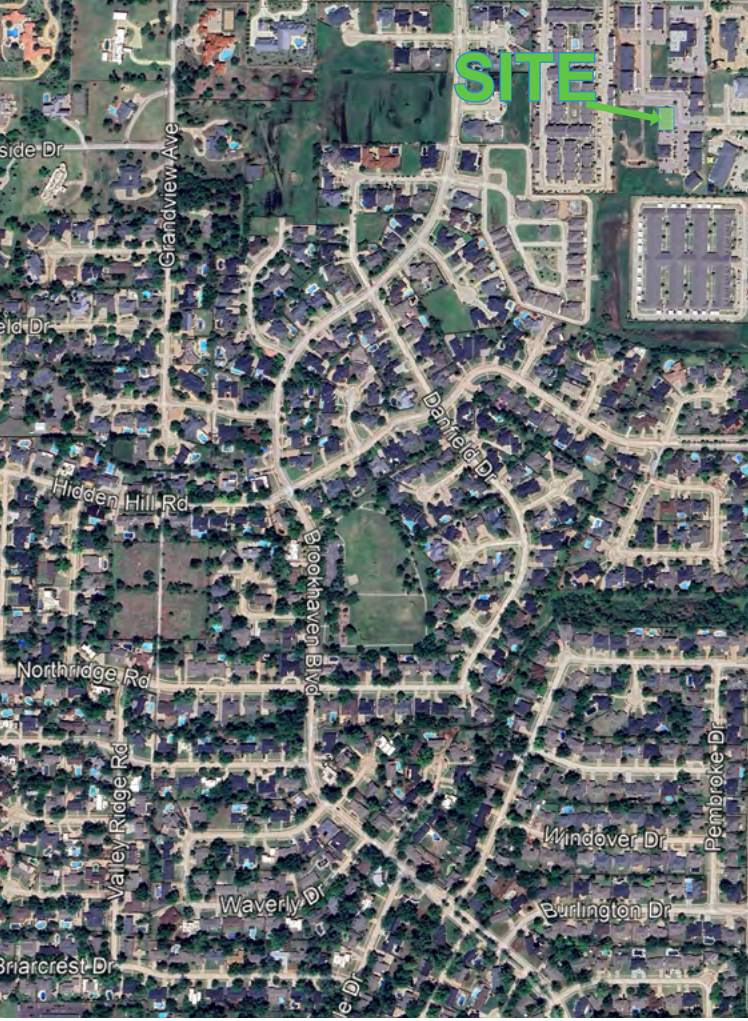


RETAIL

TURN KEY MEDICAL OFFICE SPACE | FOR LEASE

2240 36TH AVE. NW, NORMAN, OK

THE
RETAIL
GROUP



PROPERTY DETAILS

Property Size	4,269 SF
Lease Rate	\$20/SF
Lease Type	Gross

PROPERTY HIGHLIGHTS

Garden office building constructed in 2017

Situated west of Interstate-35 minutes from major employers, retailers, and downtown Norman

Norman is home to the University of Oklahoma, a research institution with enrollment of more than 28,000

Norman experienced population growth of 1.45% between 2010 and 2020

SNAPSHOT



Estimated Vehicles/Day
W Rock Creek Road
6,194



Avg. HH Income
3-mi Radius
\$101,970



Population
3-mi Radius
43,534

**THE
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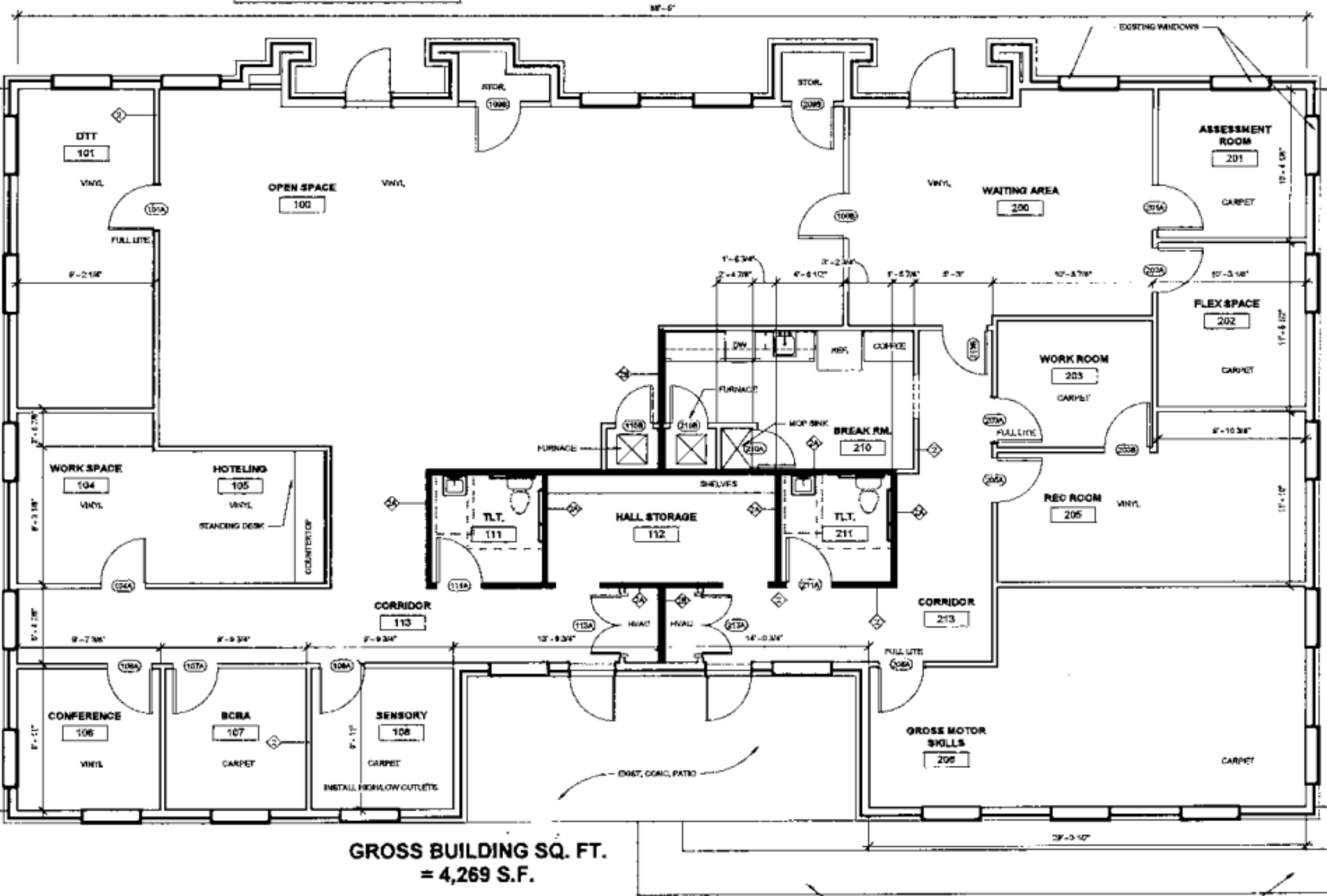
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NOTE:
ALL PARTITIONS TYPE 2 UNLESS NOTED OTHERWISE.



GROSS BUILDING SQ. FT.
= 4,269 S.F.

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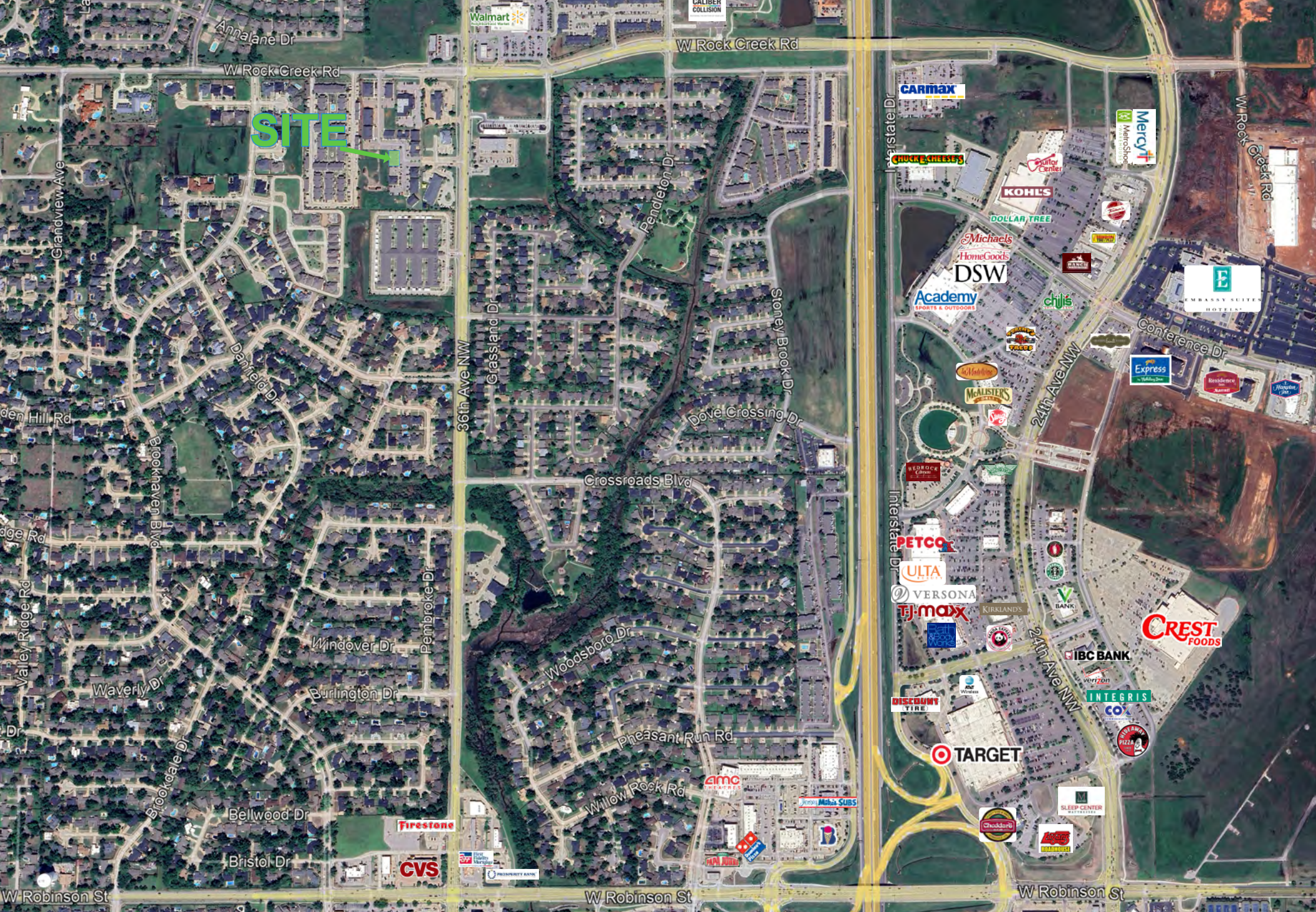
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SITE

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