

NORMANDY CREEK  
2224-2300 W. MAIN STREET  
NORMAN, OK 73069



**Retail Space For Lease**

**\$12.00-\$20.00/SF/NNN**  
**NNN Charges: \$4.00/SF**

**SUITES AVAILABLE**

Suite 2226: 2,514 SF MOL  
Suite 2230: 2,562 SF MOL  
Suite 2244: 1,930 SF MOL  
Suite 2260: 6,300 SF MOL  
Suites 2266-2270: 10,186 SF MOL

**NAIRED** COMMERCIAL  
REAL ESTATE

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## PROPERTY OVERVIEW

TOTAL SF 67,854 SF

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LOT SIZE 2.74 ACRES +/-

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YEAR BUILT 1979

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ZONING Commercial

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- Located on One of the Busiest Intersections in Norman
- Pylon Signage Available
- Exterior Remodel Underway

## DEMOGRAPHICS



### POPULATION

1 MILE: 9,102

3 MILES: 66,688

5 MILES: 114,584



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$69,486

3 MILES: \$74,516

5 MILES: \$73,332



### TOTAL HOUSEHOLDS

1 MILE: 4,104

3 MILES: 27,051

5 MILES: 46,693



0.60 MILE FROM I-35

# NORMANDY CREEK SITE PLAN



## NORMANDY CREEK

SUITE	TENANT	SF
2224 W. Main	Slatten Eyecare	2,321 SF
<b>2226 W. Main</b>	<b>VACANT</b>	<b>2,514 SF</b>
2228 W. Main	Gallion Sports Nutrition	2,532 SF
<b>2230 W. Main</b>	<b>VACANT</b>	<b>2,562 SF</b>
2236 W. Main	Hobby Town	4,718 SF
<b>2244 W. Main</b>	<b>VACANT</b>	<b>1,930 SF</b>
<b>2260 W. Main</b>	<b>VACANT</b>	<b>6,300 SF</b>
2262 W. Main	We Rock The Spectrum	10,707 SF
2264 W. Main	Phat Tire Bike Shop	5,400 SF
<b>2266-2270 W. Main</b>	<b>VACANT</b>	<b>10,186 SF</b>
2272 W. Main	Armstrong McCall	2,500 SF
2274 W. Main	Slice Sweet Shop	829 SF
2276 W. Main	Welhong Wang	1,839 SF
2280 W. Main	Gilliam Music	13,398 SF
2296 W. Main	Thunder Pharmacy	1,025 SF
2294 W. Main	Game Xchange	1,397 SF
2292 W. Main	Game Xchange	1,214 SF
2290 W. Main	Little Caesar's Pizza	1,214 SF

