

EAST VILLAGE RETAIL

1400 12TH AVE SE, NORMAN, OK 73071



OFFERING SUMMARY

Available SF: 2 - 1250 SF
1 - 1,287 SF

Lease Rate: First year - \$18.50
\$2.85 psf NNN)

Year Built: 2007

Building Size: 39,387

Market: Norman

PROPERTY OVERVIEW

Multi-tenant retail center. Volcano's Cantina, At The Beach, Thunderbird Liquor, and much more. Surrounding neighbors include CVS, Dollar General, Arvest Bank, Armstrong Bank, Taco Bell, Chicken Express, Sonic, Braum's, Church's Chicken. Call for rate for Unit 306 Grey shell condition.

LOCATION OVERVIEW

East Village is located in close proximity to the University of Oklahoma and many residential communities in East Norman, situated along the highly traveled 12th Avenue SE also known as Sooner Road, near the SW corner of Lindsey Street next door to CVS. This site is ideal for restaurants and retail!

TRAFFIC COUNTS:

- Lindsey Street - 16,200
- 12th Ave SE - 50,800

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Building Three - 318	\$18.00 SF/yr	1,250 SF
Building Three - 300	\$18.50 SF/yr	1,287 SF

GAYLA ARTMAN

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Building Name	East Village Retail
Property Type	Retail
Property Subtype	Neighborhood Center
Building Size	39,387 SF
Lot Size	-
Year Built	2007

Position your business for success at this prime location in Norman, OK. With its modern and flexible retail and commercial spaces, this property offers an ideal setting for businesses to thrive. The property's prominent visibility, ample parking, and high foot traffic make it a standout choice for retailers and commercial tenants looking to maximize exposure and accessibility. Benefit from the well-maintained facilities, customizable floor plans, and the opportunity to join a diverse mix of established businesses. Take advantage of this exceptional leasing opportunity to elevate your brand and cater to the dynamic market in Norman.



- Modern and flexible retail and commercial spaces
- Prominent visibility for maximum exposure
- Ample parking for convenience
- High foot traffic for increased customer potential
- Well-maintained facilities for a polished business environment
- Customizable floor plans to suit diverse business needs
- Join a diverse mix of established businesses
- Ideal location for maximizing brand visibility and accessibility

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