

AMERICAN FREIGHT NORMAN

831 SONOMA PARK DR, NORMAN, OK 73071



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Sale Price
\$2,800,000

Lease Rate
\$10.50 - 14.00 SF/yr (NNN)

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PROPERTY DESCRIPTION

Presenting a prime investment opportunity in the heart of Norman, Oklahoma, this 23,800 SF free-standing building offers a modern, purpose-built space ideally suited for retail businesses. Constructed in 2018, the property boasts contemporary design and high-quality construction. Its strategic location in the thriving Norman area ensures high visibility and accessibility, attracting a steady flow of customers. With ample space for customized retail layouts and a strong foundation for various business ventures, this property presents an exceptional chance for retail investors to establish a prominent presence in a dynamic and growing market.

OFFERING SUMMARY

Sale Price:	\$2,800,000
Lease Rate:	\$10.50 - 14.00 SF/yr (NNN)
Available SF:	23,800 SF
Lot Size:	99,430 SF
Building Size:	23,800 SF

TRAFFIC COUNT

12th Ave NE	North South	23,877
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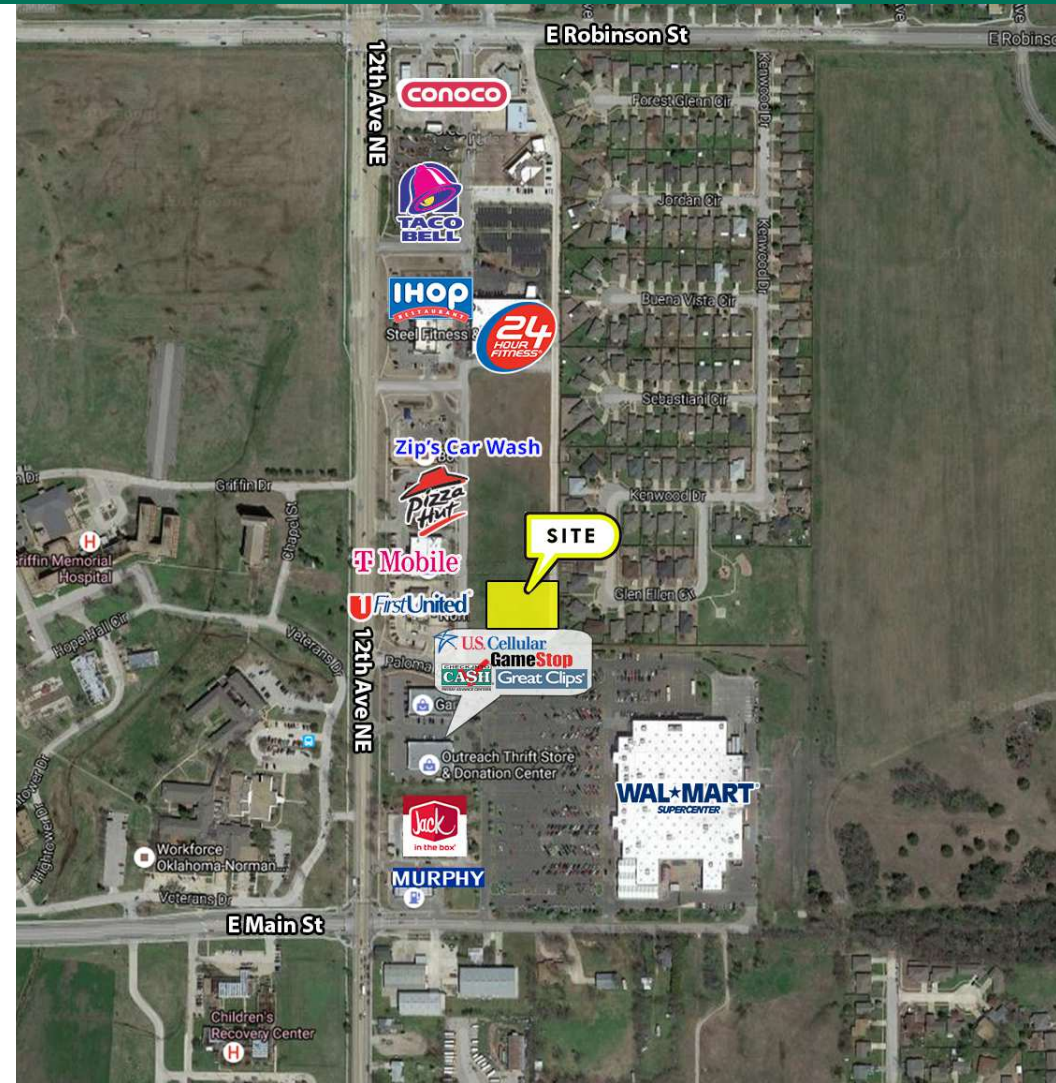
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,921	72,803	118,648
Average Age	39	35	36
Average Age (Male)	39	34	35
Average Age (Female)	39	36	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,619	27,536	47,141
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$73,187	\$75,885	\$84,169
Average House Value	\$216,538	\$272,693	\$312,084

Demographics data derived from AlphaMap

12052024



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