

# FOR LEASE

480 24th Ave NW,  
Suite 116  
Norman, OK 73069



# Johnson

Commercial Group

JohnsonCommercialGroup.com



## Offering Summary

**Suite SF: 980 SF**

**Lease Rate: \$18 SF/YR**

**NNN Rate: \$4.50 SF/YR**

**Zoning: C-2**

**Year Built: 2010**

**Traffic Count: 18,451**

**Building Size: 85,726 SF**

## Property Overview

Suite 116 at Madison Square offers 980 SF of versatile space with a simple, functional layout ideal for retail, office, or service users.

The suite features an open main area that can be easily customized to fit your business needs, along with one restroom and a dedicated utility/clean-out room for added convenience.

Located in a high-traffic center in NW Norman, this space provides a great opportunity for businesses seeking an efficient layout in a well-positioned, easily accessible location.

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**Sally Allen**  
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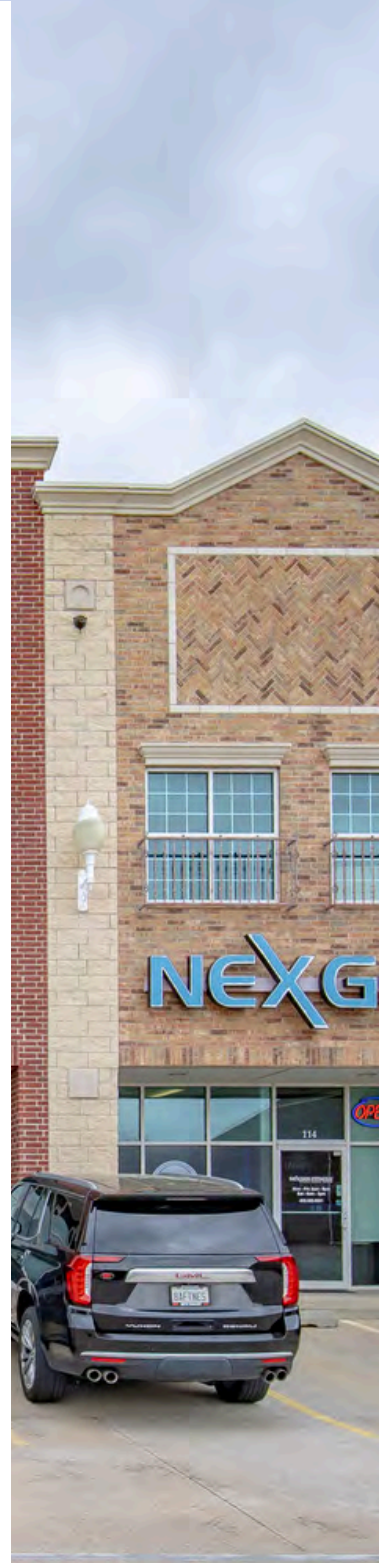
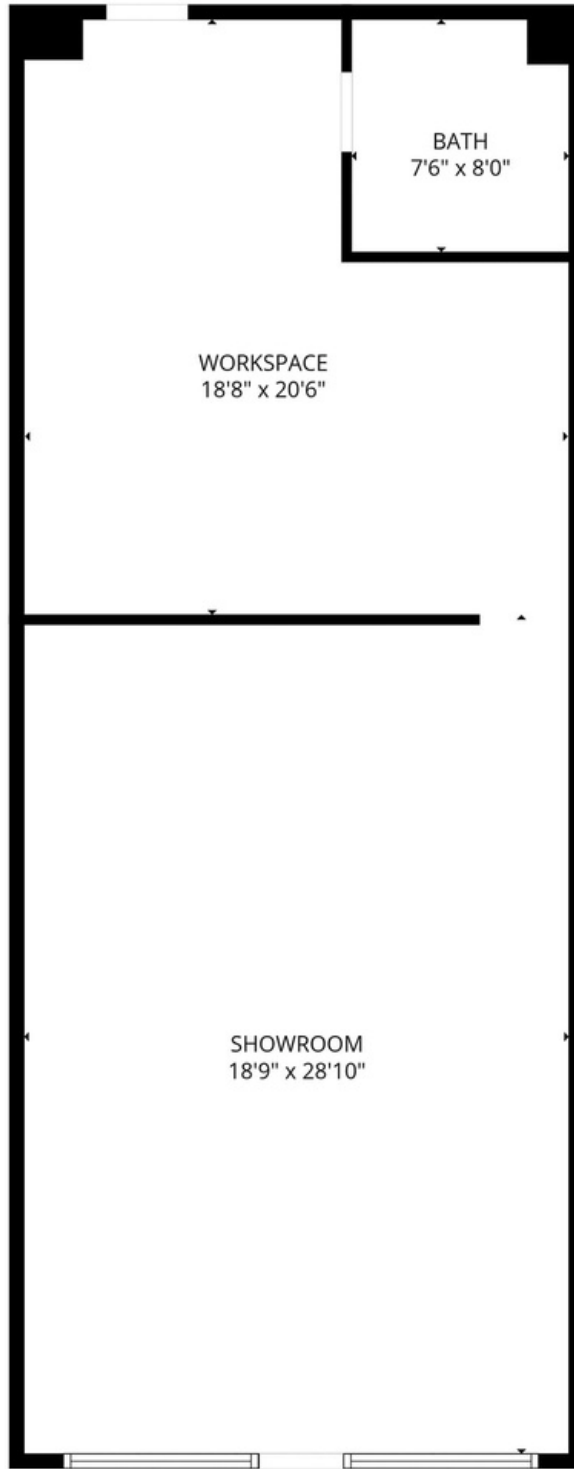
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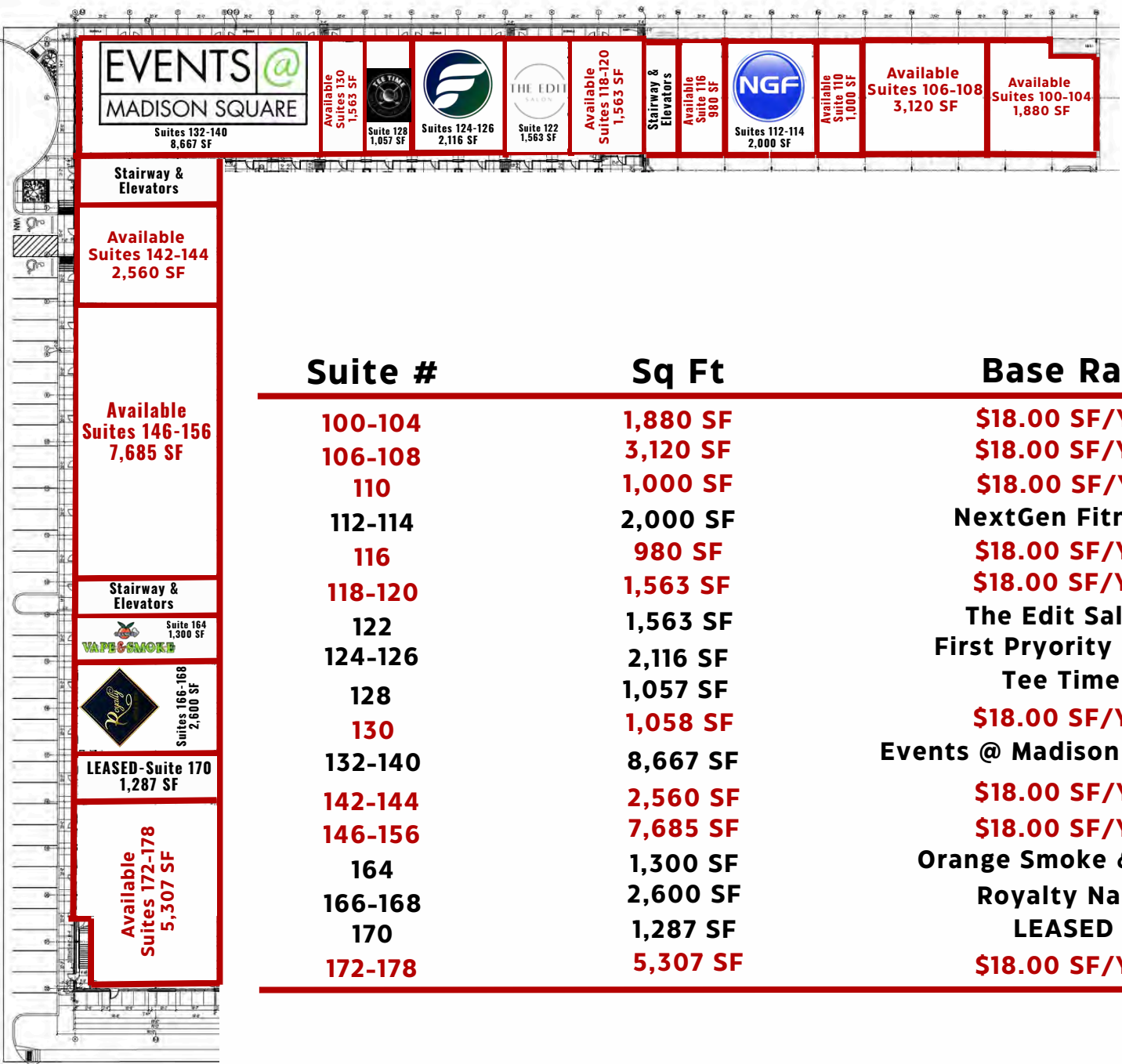
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**First Floor  
Suites 100-178**



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Suite #	Sq Ft	Base Rate
100-104	1,880 SF	\$18.00 SF/YR
106-108	3,120 SF	\$18.00 SF/YR
110	1,000 SF	\$18.00 SF/YR
112-114	2,000 SF	NextGen Fitness
116	980 SF	\$18.00 SF/YR
118-120	1,563 SF	\$18.00 SF/YR
122	1,563 SF	The Edit Salon
124-126	2,116 SF	First Priority Bank
128	1,057 SF	Tee Time
130	1,058 SF	\$18.00 SF/YR
132-140	8,667 SF	Events @ Madison Square
142-144	2,560 SF	\$18.00 SF/YR
146-156	7,685 SF	\$18.00 SF/YR
164	1,300 SF	Orange Smoke & Vape
166-168	2,600 SF	Royalty Nails
170	1,287 SF	LEASED
172-178	5,307 SF	\$18.00 SF/YR

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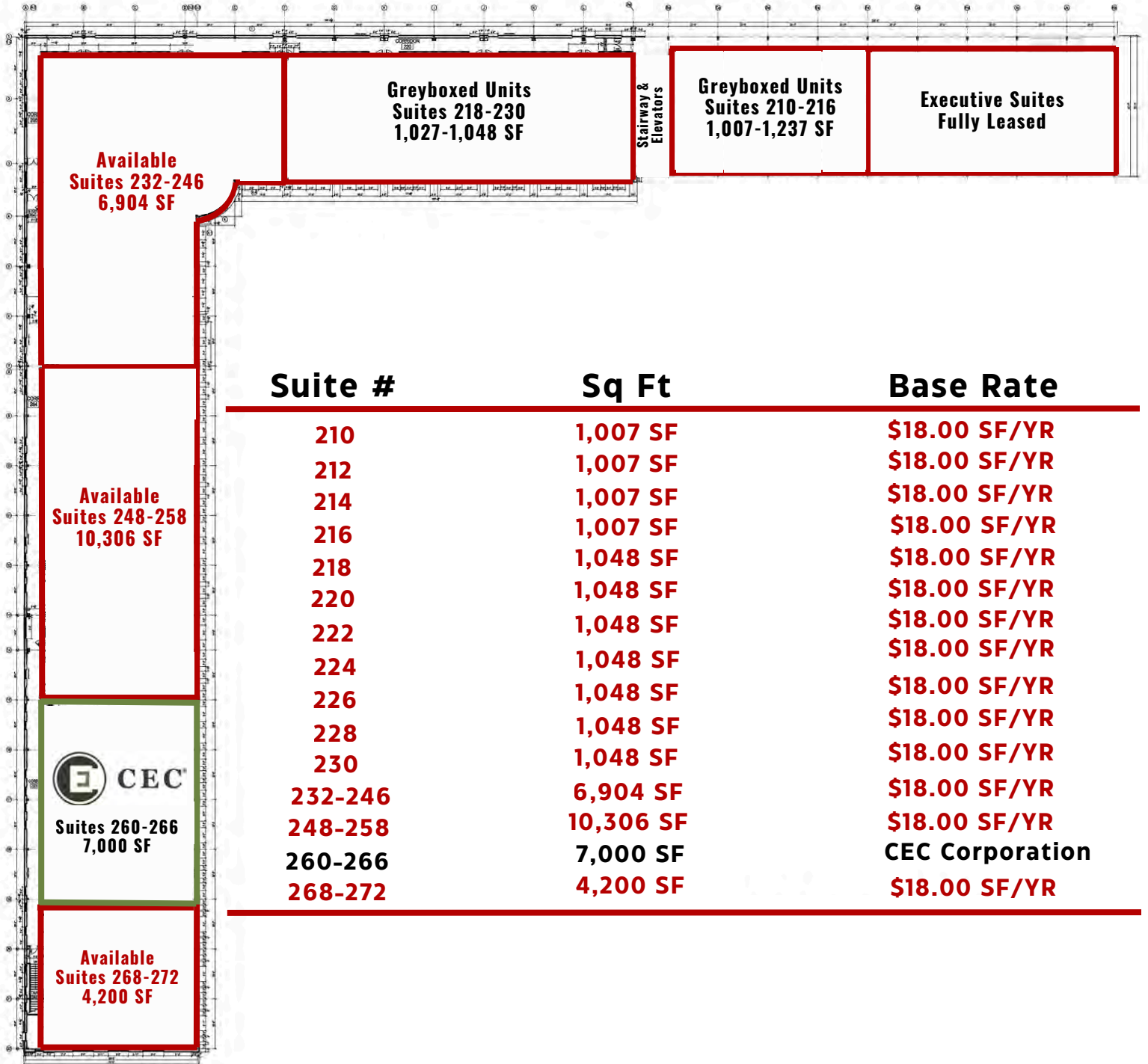
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**Second Floor  
Suites 210-272**



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Suite #	Sq Ft	Base Rate
210	1,007 SF	\$18.00 SF/YR
212	1,007 SF	\$18.00 SF/YR
214	1,007 SF	\$18.00 SF/YR
216	1,007 SF	\$18.00 SF/YR
218	1,048 SF	\$18.00 SF/YR
220	1,048 SF	\$18.00 SF/YR
222	1,048 SF	\$18.00 SF/YR
224	1,048 SF	\$18.00 SF/YR
226	1,048 SF	\$18.00 SF/YR
228	1,048 SF	\$18.00 SF/YR
230	1,048 SF	\$18.00 SF/YR
232-246	6,904 SF	\$18.00 SF/YR
248-258	10,306 SF	\$18.00 SF/YR
260-266	7,000 SF	CEC Corporation
268-272	4,200 SF	\$18.00 SF/YR

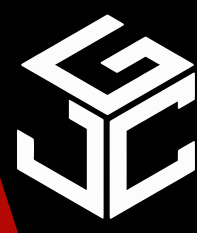
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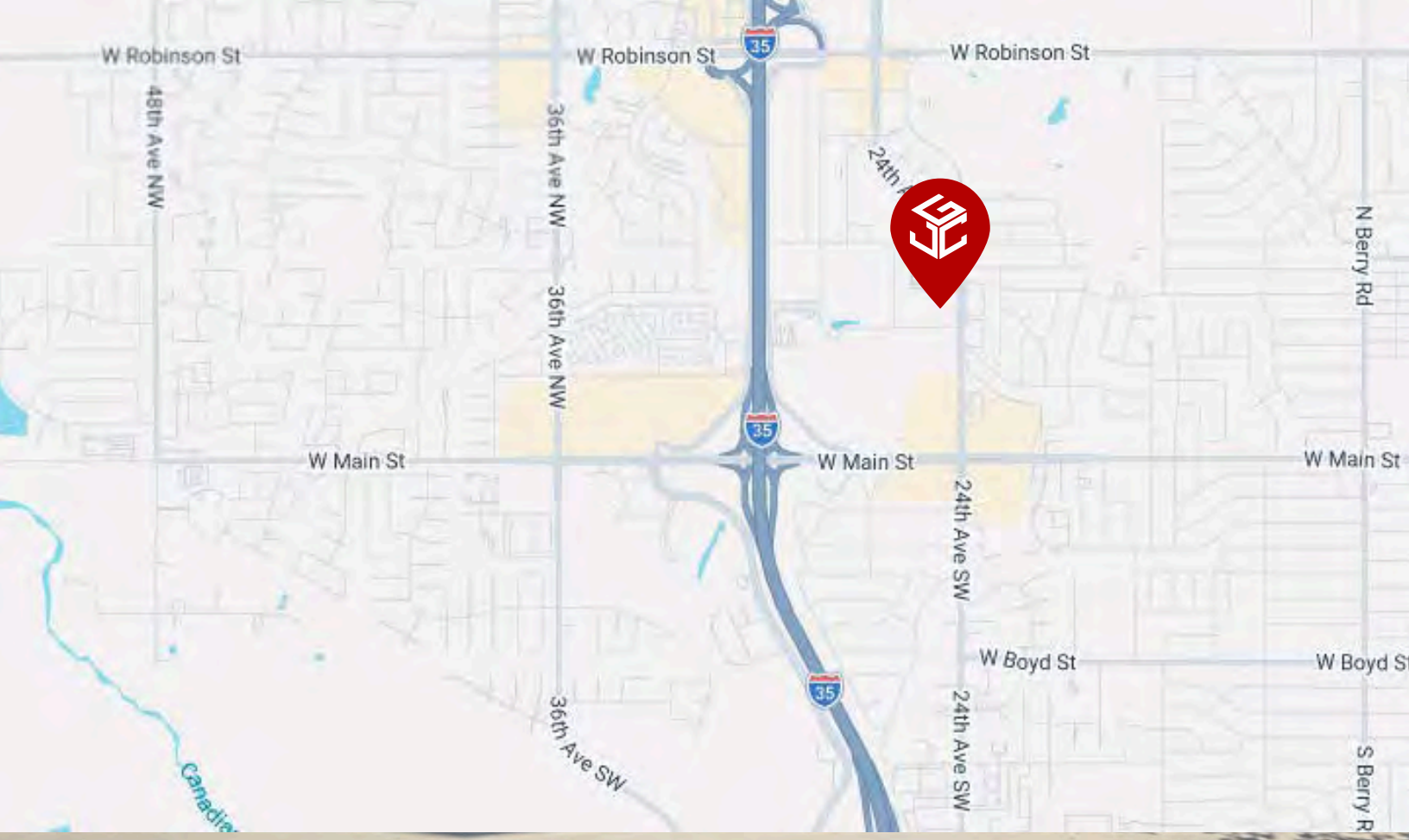
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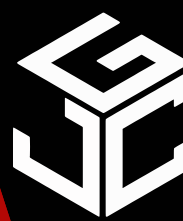
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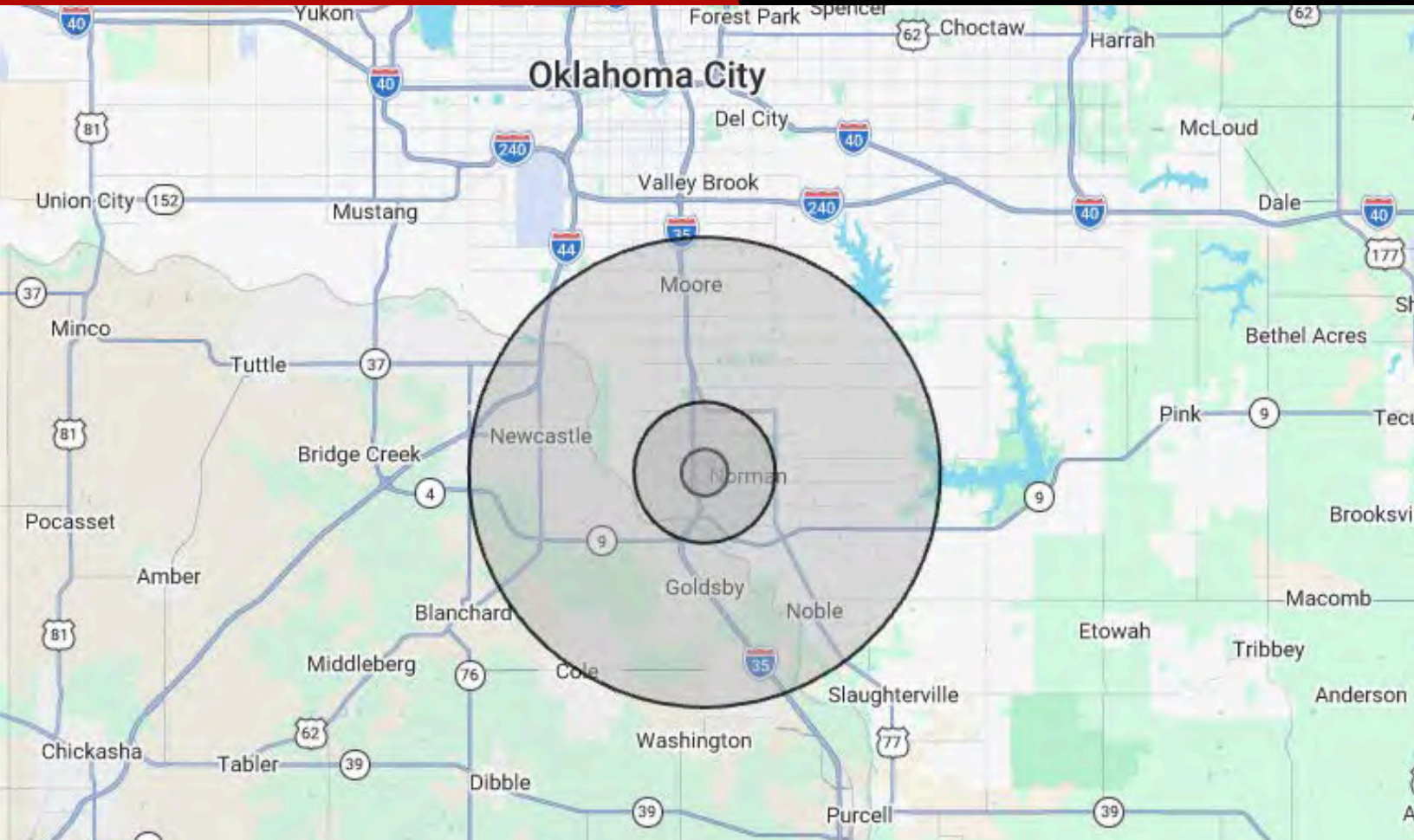
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### Demographics

### 1 MILE

### 3 MILE

### 10 MILE

Population	7,158	68,829	250,126
Average Age	40	32	35
Employment	9,453	70,865	118,888
Households	3,196	26,766	96,363
Ave. Household Income	\$72,333	\$81,299	\$85,537
Median Household Value	\$191,041	\$222,962	\$199,560

### Traffic Count

### Average Daily Volume

**18,451 Vehicles**

Demographic data provided by CoStar

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