

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Building Size:	5,125 SF
Available SF:	5,125 SF
Year Built:	1983

PROPERTY OVERVIEW

For Lease: This 5,125 SF turn-key medical property offers a prime location near Norman Regional Hospital and other supporting medical professionals. It features a well-designed layout with multiple exam rooms, offices, an X-ray room, and support spaces, ideal for medical professionals. The space is move-in ready, providing a seamless transition for any practice. With excellent visibility and convenient access to the hospital, this property offers a rare opportunity to establish or expand your medical practice in a highly desirable area.

PROPERTY HIGHLIGHTS

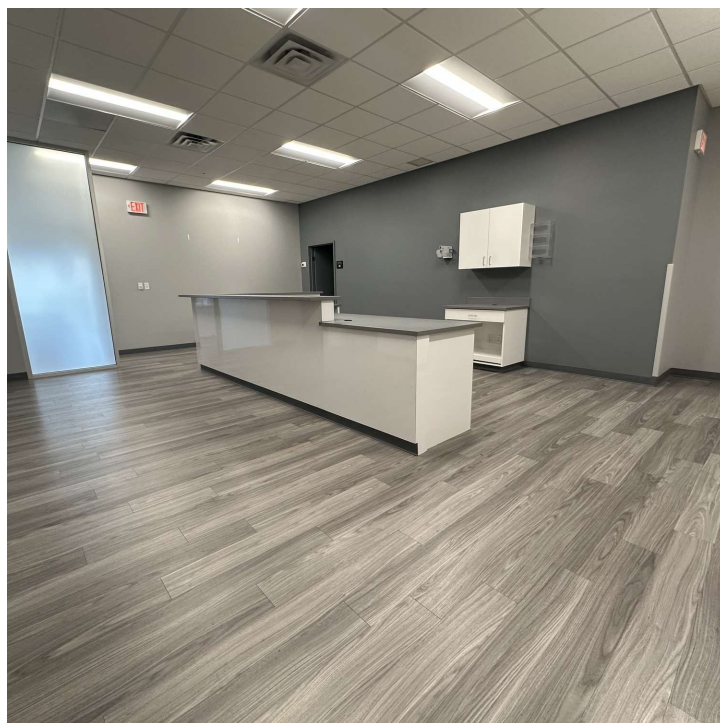
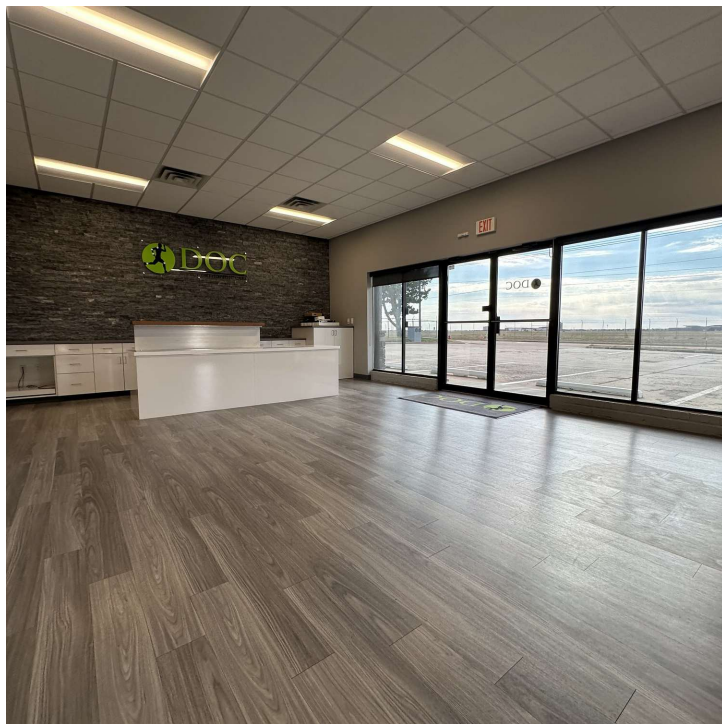
SPACES	LEASE RATE	SPACE SIZE
3209 N Flood	\$19.50 SF/yr	5,125 SF

TYLER HUXLEY  
405.973.8435  
tyler@creekcre.com

GARRETT MCGINNIS  
405.919.9297  
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3209 N FLOOD AVE  
3209 N FLOOD AVE | NORMAN, OK 73069

## ADDITIONAL PHOTOS



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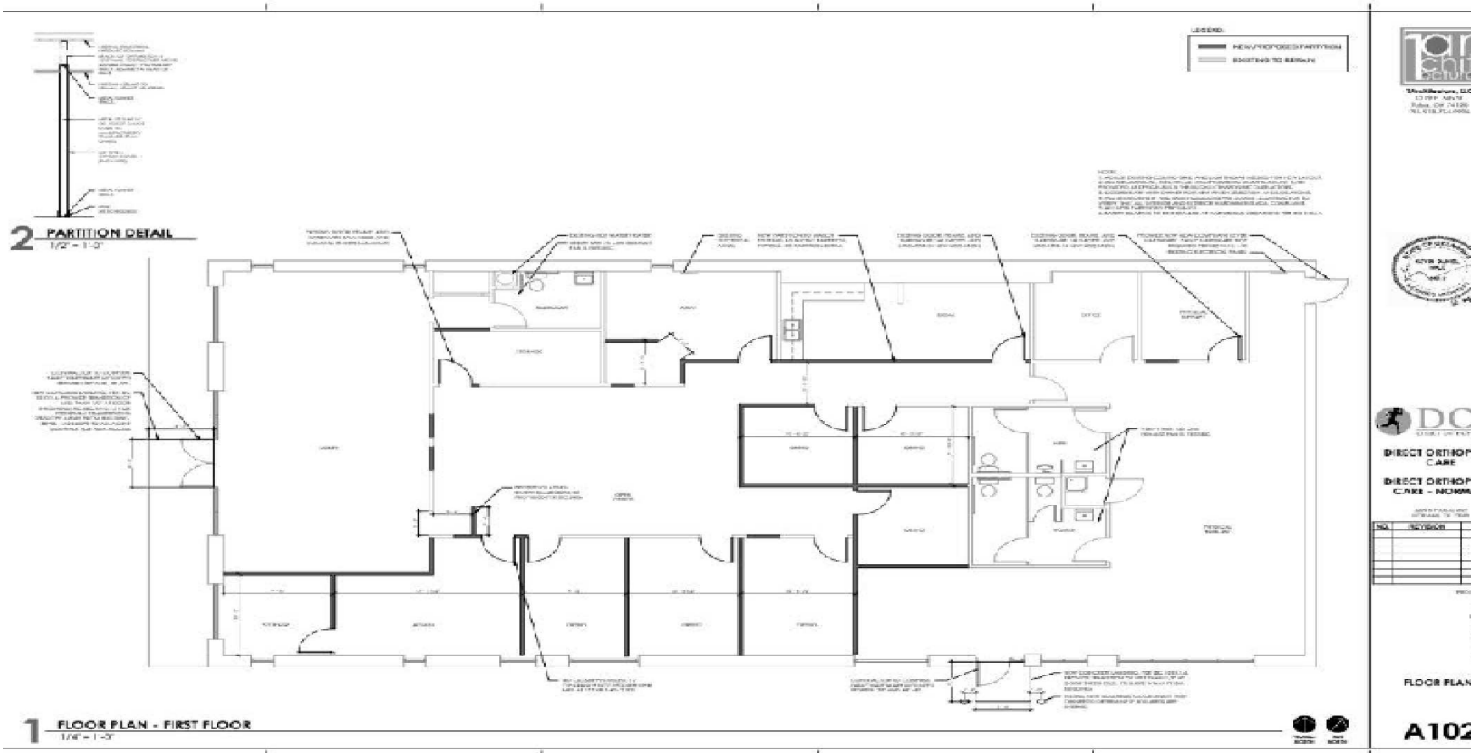
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FLOOR PLANS

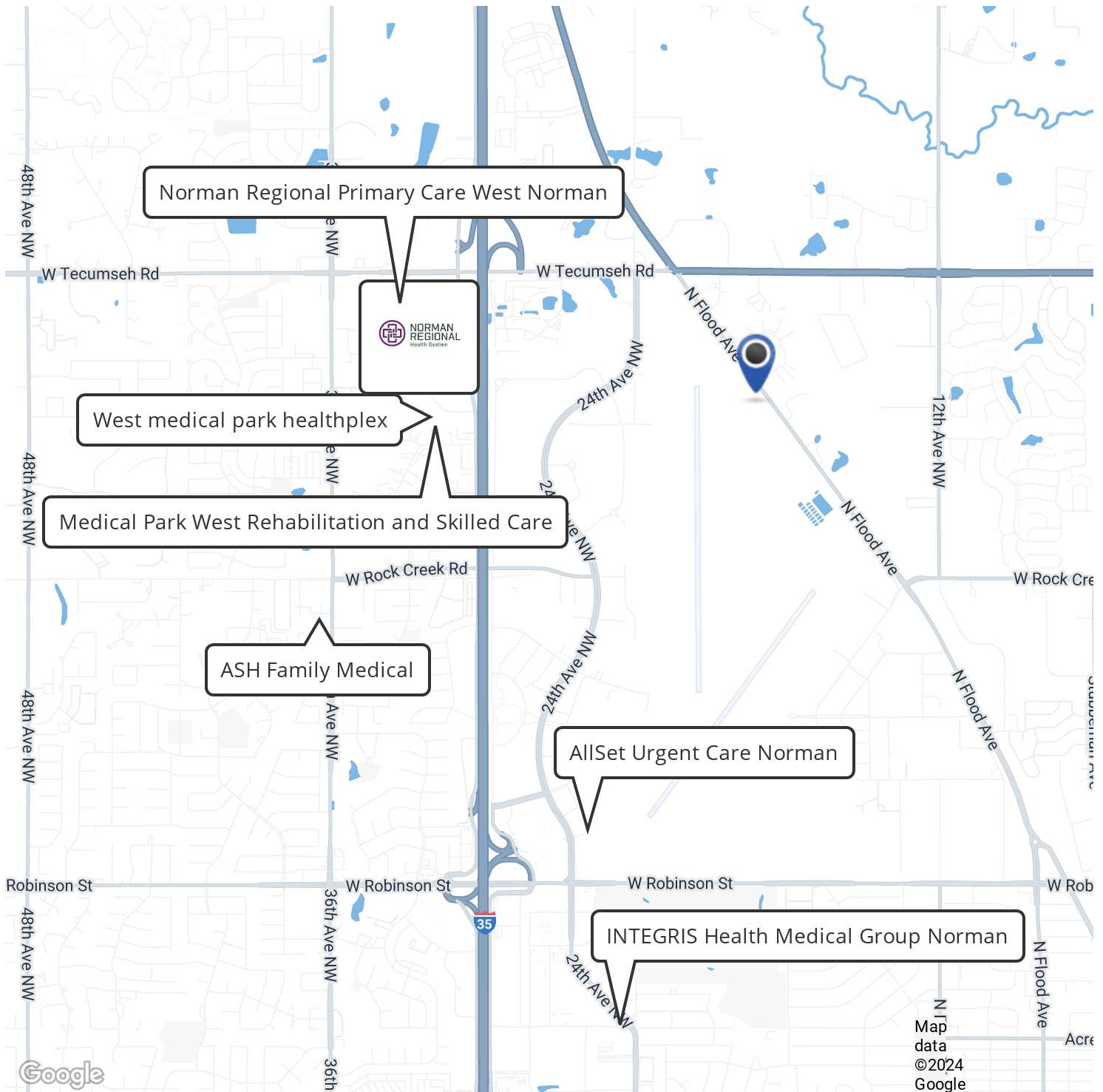


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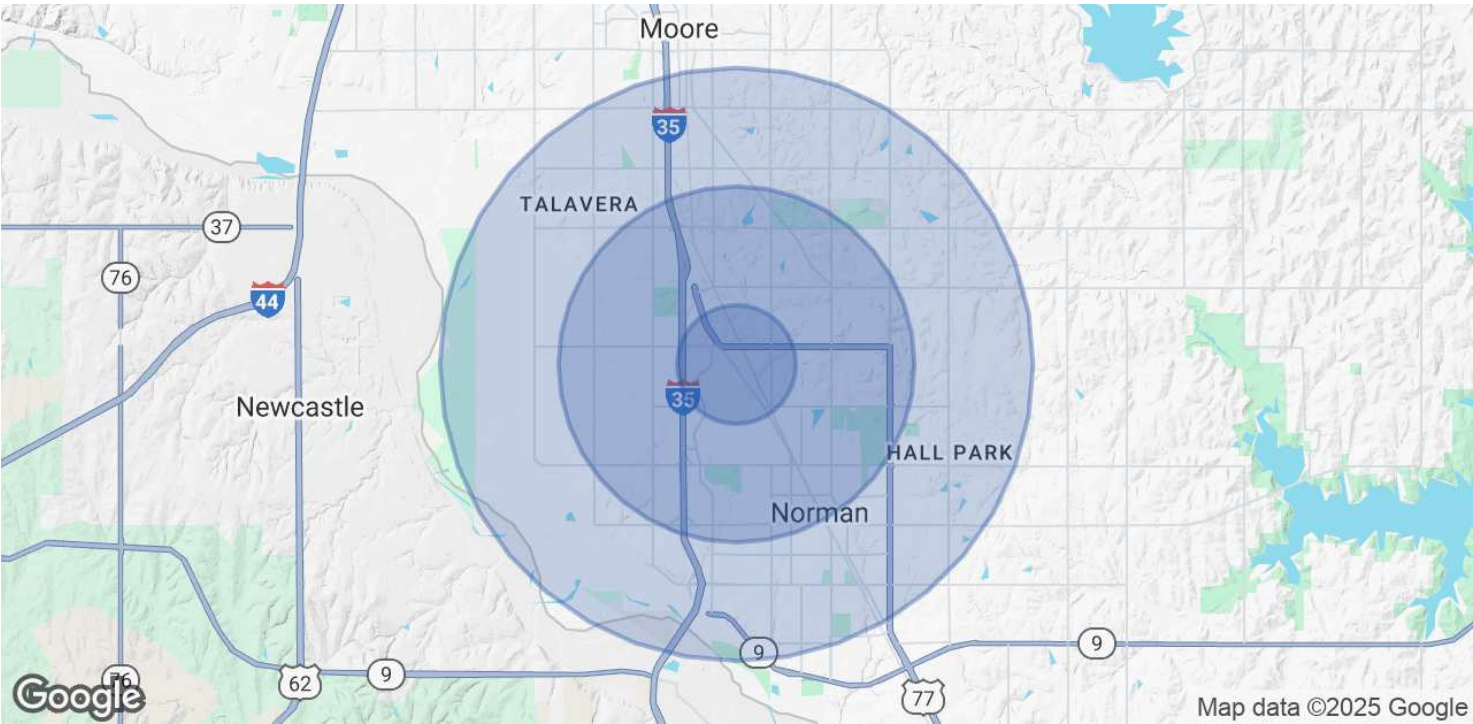
## RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,791	43,041	133,770
Average Age	37	40	37
Average Age (Male)	35	38	36
Average Age (Female)	38	41	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	773	17,451	51,619
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$95,565	\$101,807	\$91,473
Average House Value	\$222,807	\$302,477	\$296,524

Demographics data derived from AlphaMap

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