

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.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

Sally Allen
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405.623.7920

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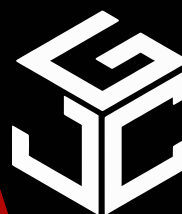


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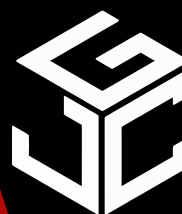


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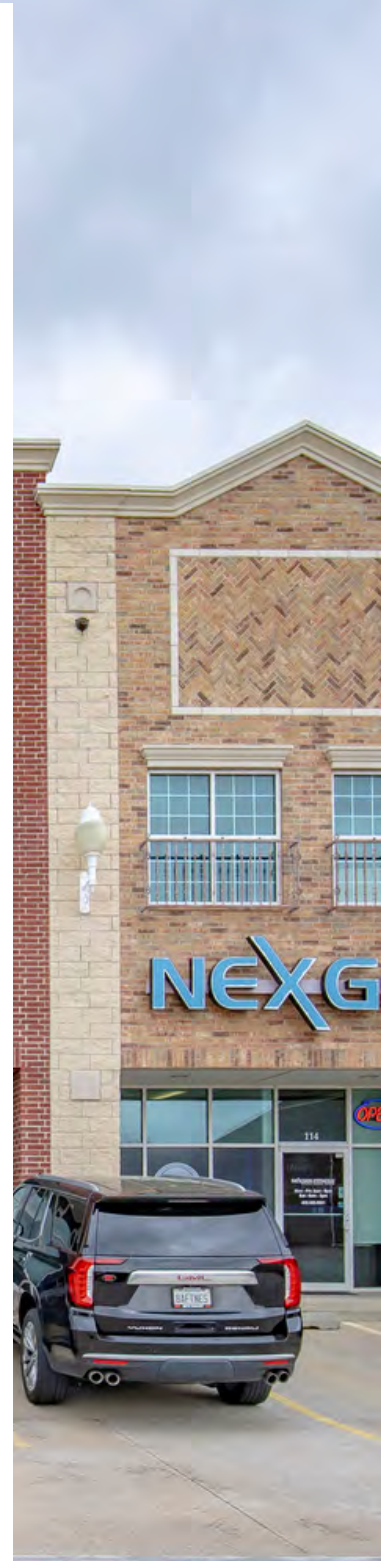
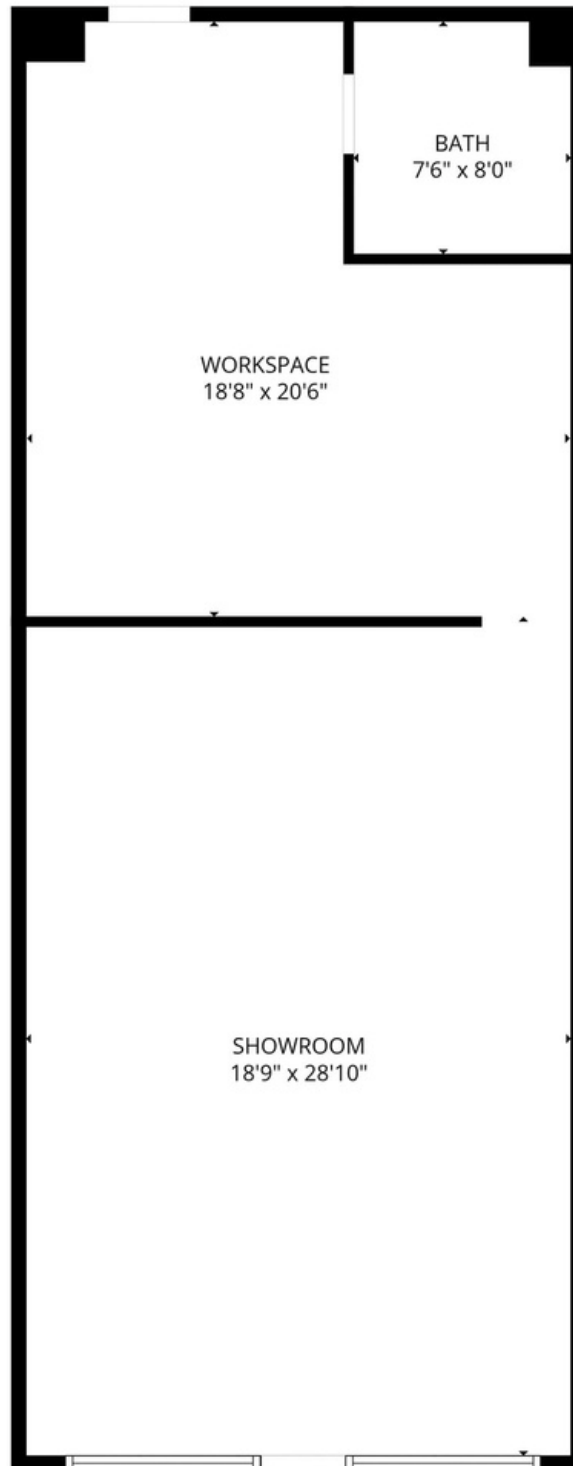
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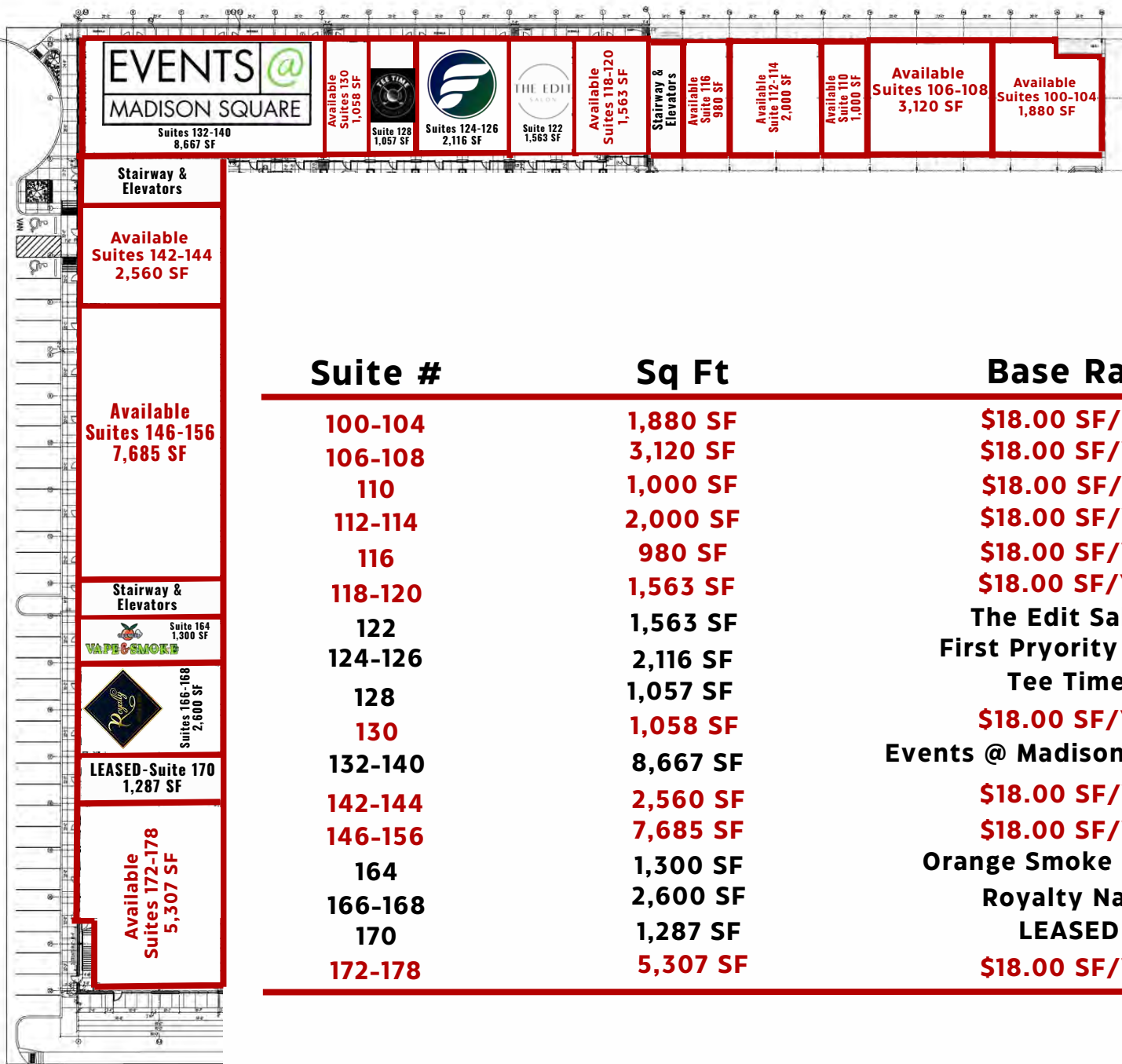
First Floor Suites 100-178



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**Second Floor
Suites 210-272**



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**Suites 210-272
39,983 SF of Available
Contiguous Space**

**Executive Suites
Fully Leased**

Suite #

Sq Ft

Base Rate

210	1,007 SF	\$15.00 SF/YR
212	1,007 SF	\$15.00 SF/YR
214	1,007 SF	\$15.00 SF/YR
216	1,237 SF	\$15.00 SF/YR
218	1,027 SF	\$15.00 SF/YR
220	1,048 SF	\$15.00 SF/YR
222	1,048 SF	\$15.00 SF/YR
224	1,048 SF	\$15.00 SF/YR
226	1,048 SF	\$15.00 SF/YR
228	1,048 SF	\$15.00 SF/YR
230	1,048 SF	\$15.00 SF/YR
232-246	6,904 SF	\$15.00 SF/YR
248-258	10,306 SF	\$15.00 SF/YR
260-266	7,000 SF	\$15.00 SF/YR
268-272	4,200 SF	\$15.00 SF/YR

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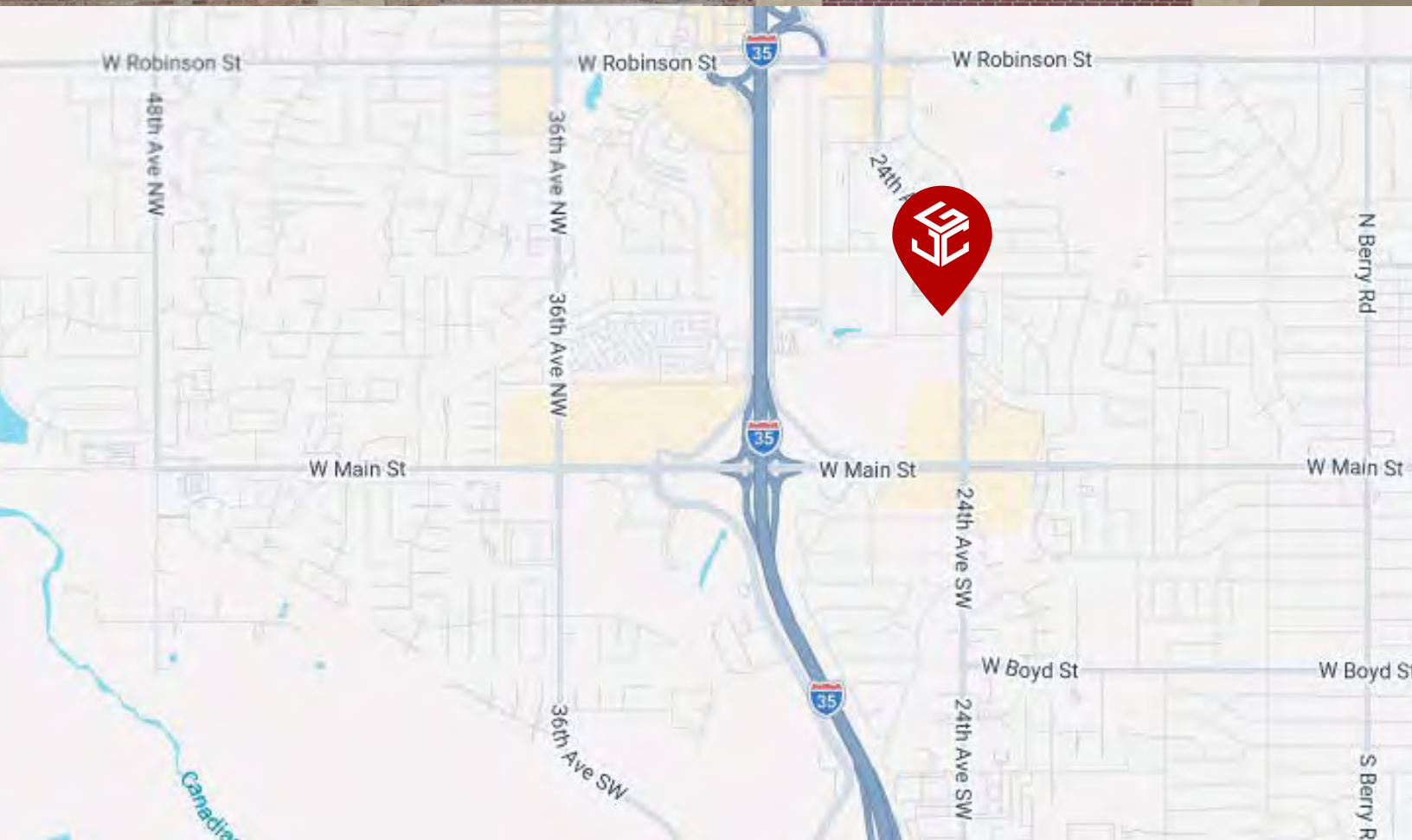
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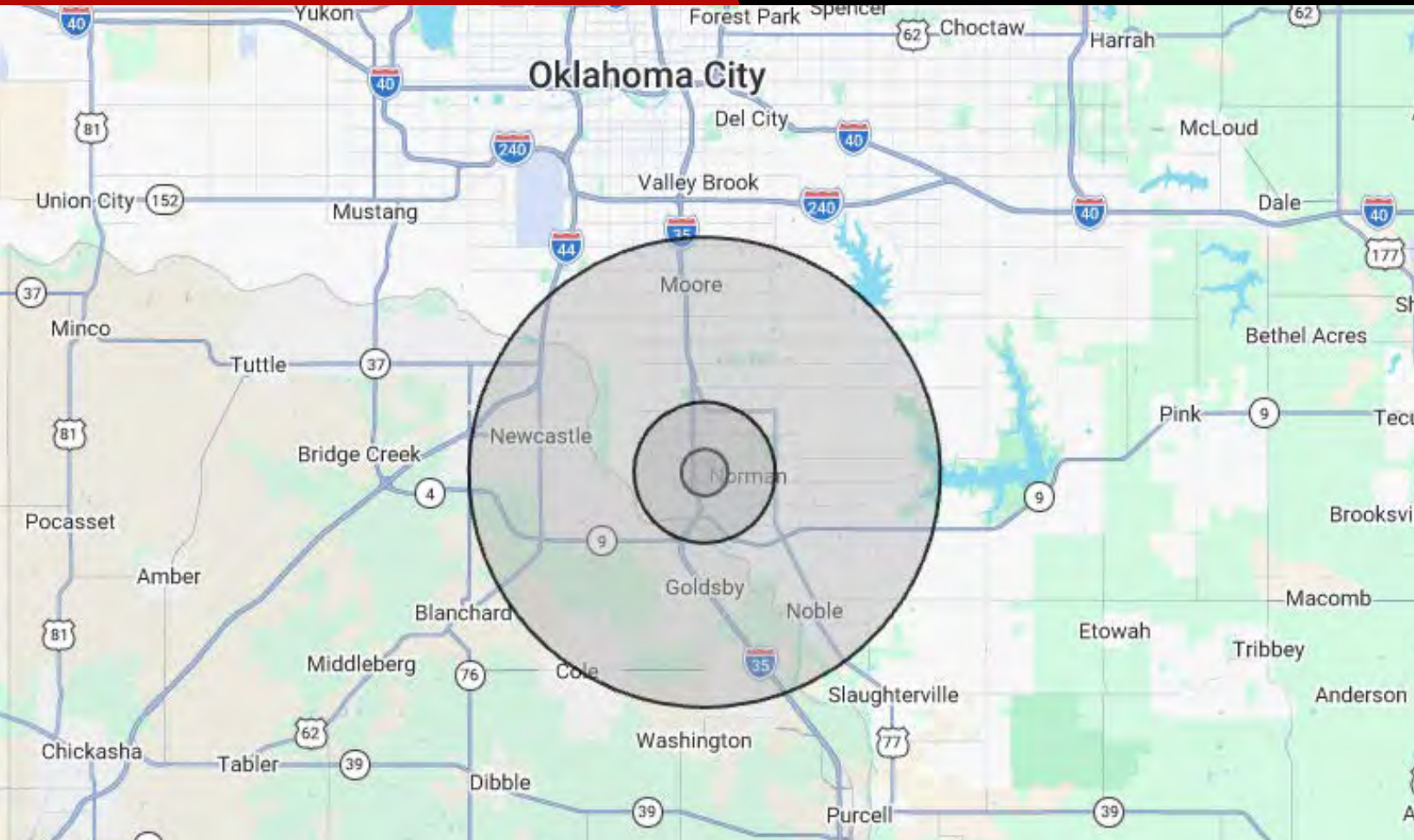
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Demographics	1 MILE	3 MILE	10 MILE
Population	7,158	68,829	250,126
Average Age	40	32	35
Employment	9,453	70,865	118,888
Households	3,196	26,766	96,363
Ave. Household Income	\$72,333	\$81,299	\$85,537
Median Household Value	\$191,041	\$222,962	\$199,560

Traffic Count

Average Daily Volume

18,451 Vehicles

Demographic data provided by CoStar

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