

A RETAIL LEASE OPPORTUNITY

# NORTH PORTER PARK

514 & 522-524 N PORTER AVE, NORMAN, OK 73071



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## OFFERING SUMMARY

Total Available SF:	1,300 - 2,600 SF
Suite 514:	1,300 SF
Lease Rate:	\$1,100/mo. + NNN
NNN Rate:	\$159/mo.
Suite 522-524:	2,600 SF
Lease Rate:	\$2,100/mo. + NNN
NNN Rate:	\$318/mo.
Lot Size:	0.68 Acres
Total Building Size:	8,375 SF
Year Built/Renovated:	2009 / 2015
Zoning:	C-2 (Commercial)

## PROPERTY HIGHLIGHTS

- Retail Space Available in the "North Porter Park" Strip Center Located on N Porter Ave
- Great Location in a High Traffic Area | Traffic Counts (vehicles/day): N Porter Ave - 15,271 | E Robinson St - 32,967
- Suite 514: Former Massage Therapy Practice - Space Includes Multiple Small Offices
- Suite 522-524: Former Jewelry Store - Large Open Retail Area, 2 Offices/Storage Rooms in Rear, 1 ADA Restroom, 10FT Ceilings, 2 Rear Metal Doors with Deadbolts, Wired for Security System
- Tenant Responsible for Utilities (Total Electric)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,022	33,184	49,394
Total Population	9,178	84,508	122,940
Average HH Income	\$67,429	\$80,052	\$92,462

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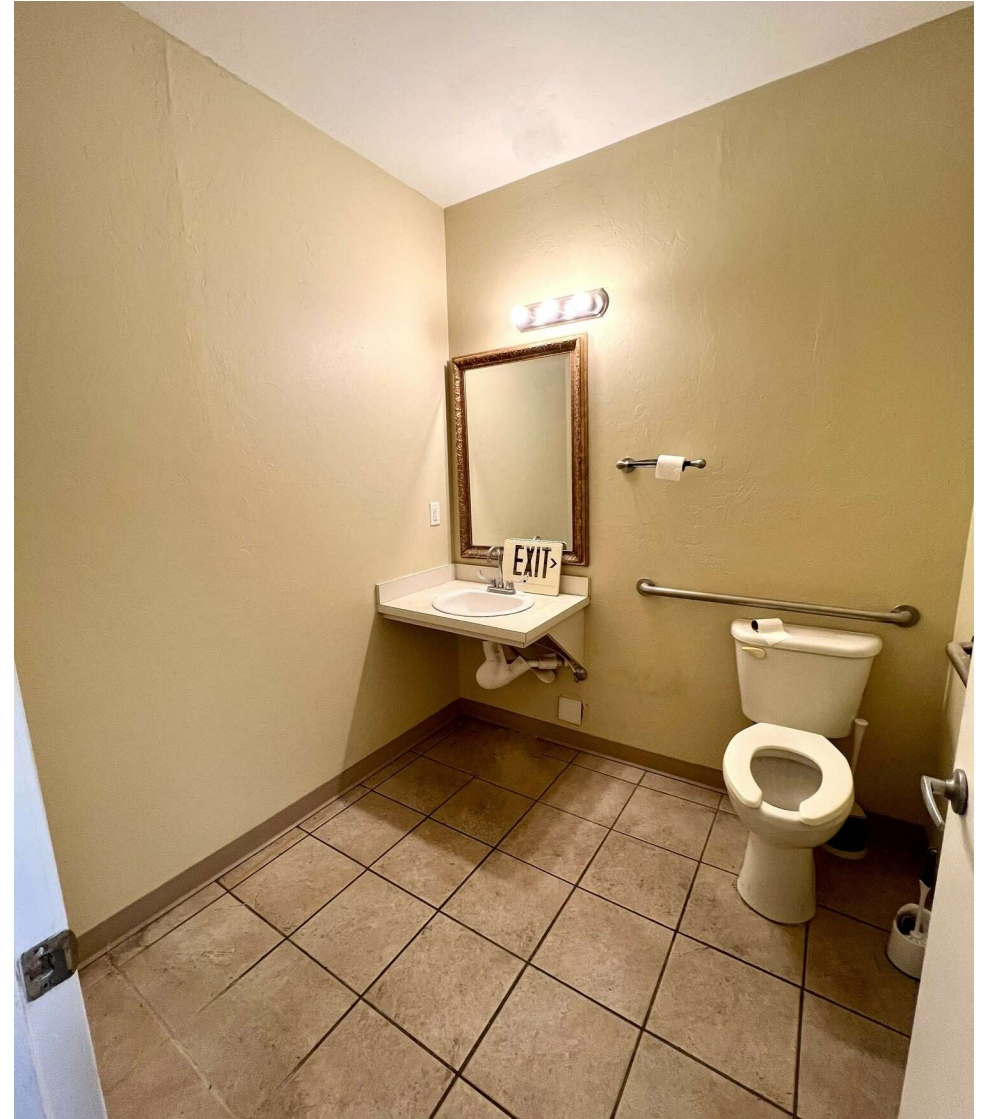
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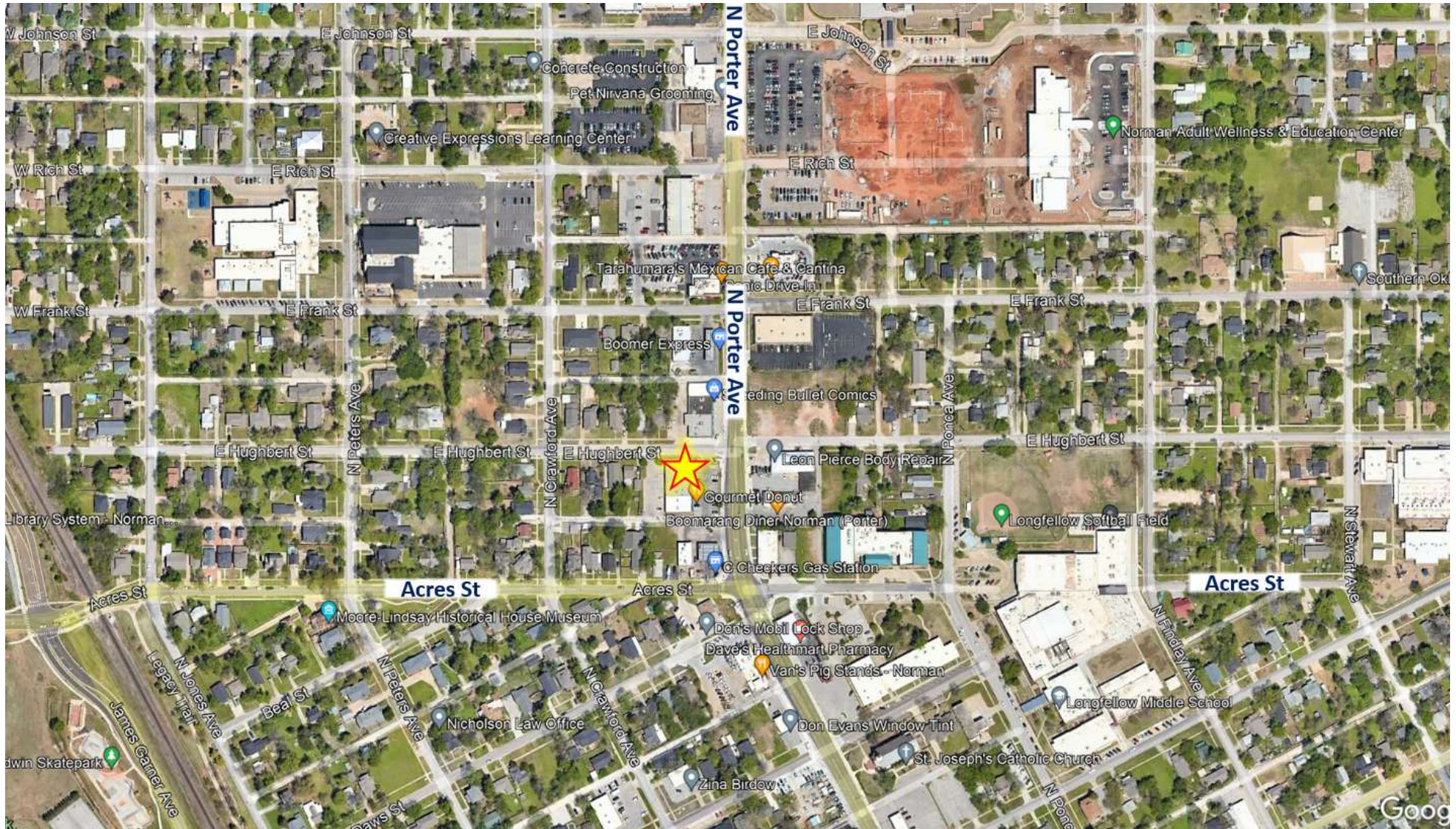
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