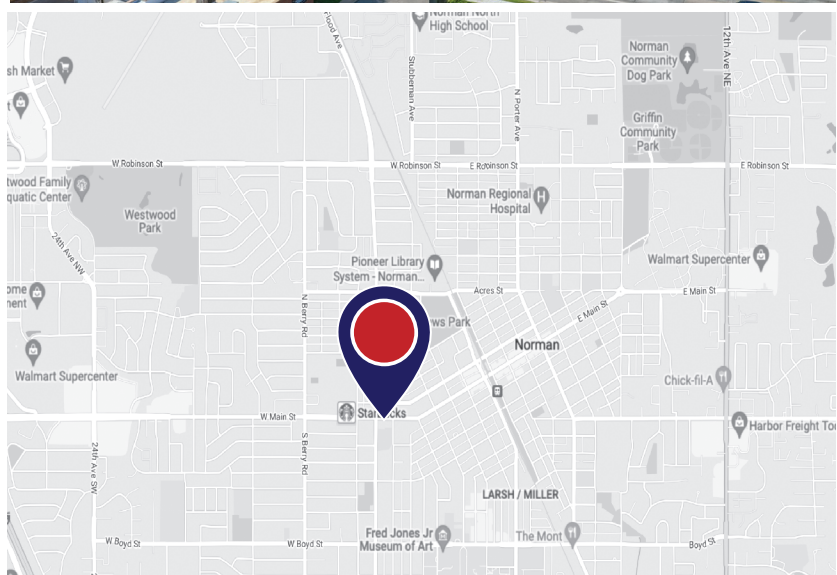
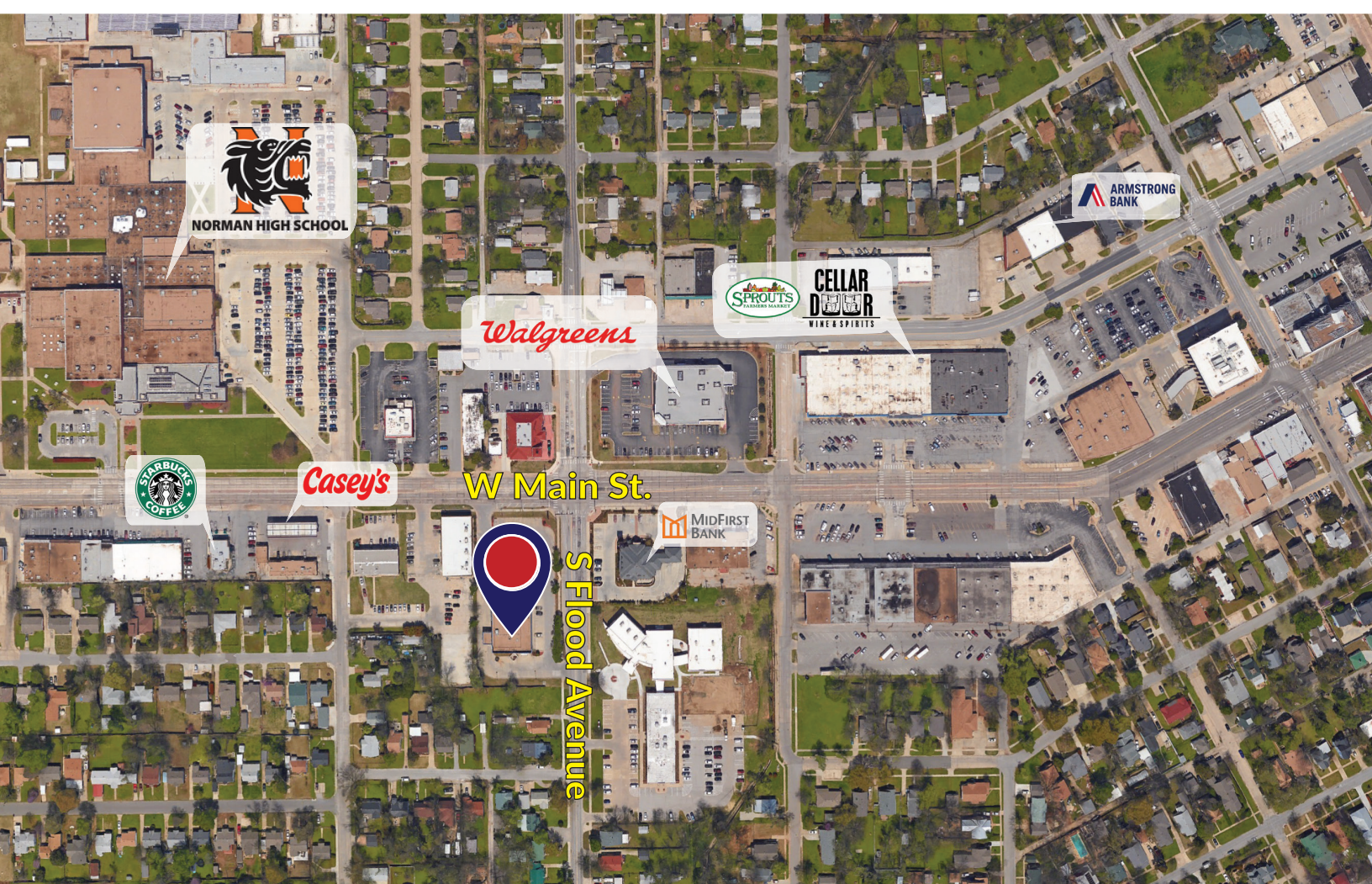




Site Details

- 11,040 SF freestanding retail building sitting on 1.42 acres with ample parking, a drive-thru, and prominent corner signage opportunities.
- The property sits a mile away from The University of Oklahoma on Norma's main thoroughfare at the doorstep of its Historic Downtown.
- Norman is the third-most populous city in the state and the population in a 10-mile radius is expected to rise at an annual rate of 1.3% through 2027.
- The more than 26,000 students enrolled in the university helped keep vacancy rates down during the pandemic, only rising by 0.7% at their peak.
- Food, beverage, apparel, personal items, and entertainment account for \$1.3 of the \$2.8 billion in annual consumer spending within a 10-mile radius.
- Located at a bustling signalized intersection that sees 34,601 vehicles pass by each day and abundant foot traffic





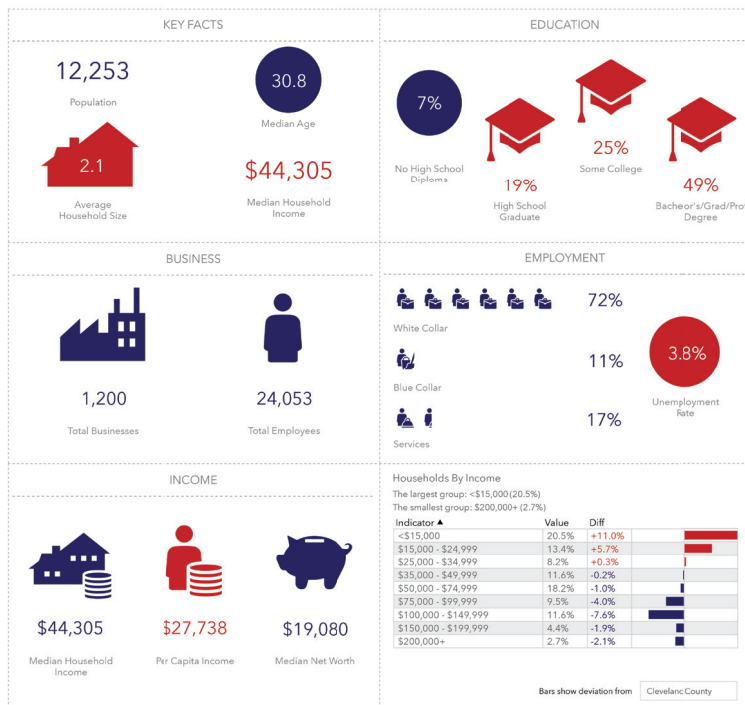
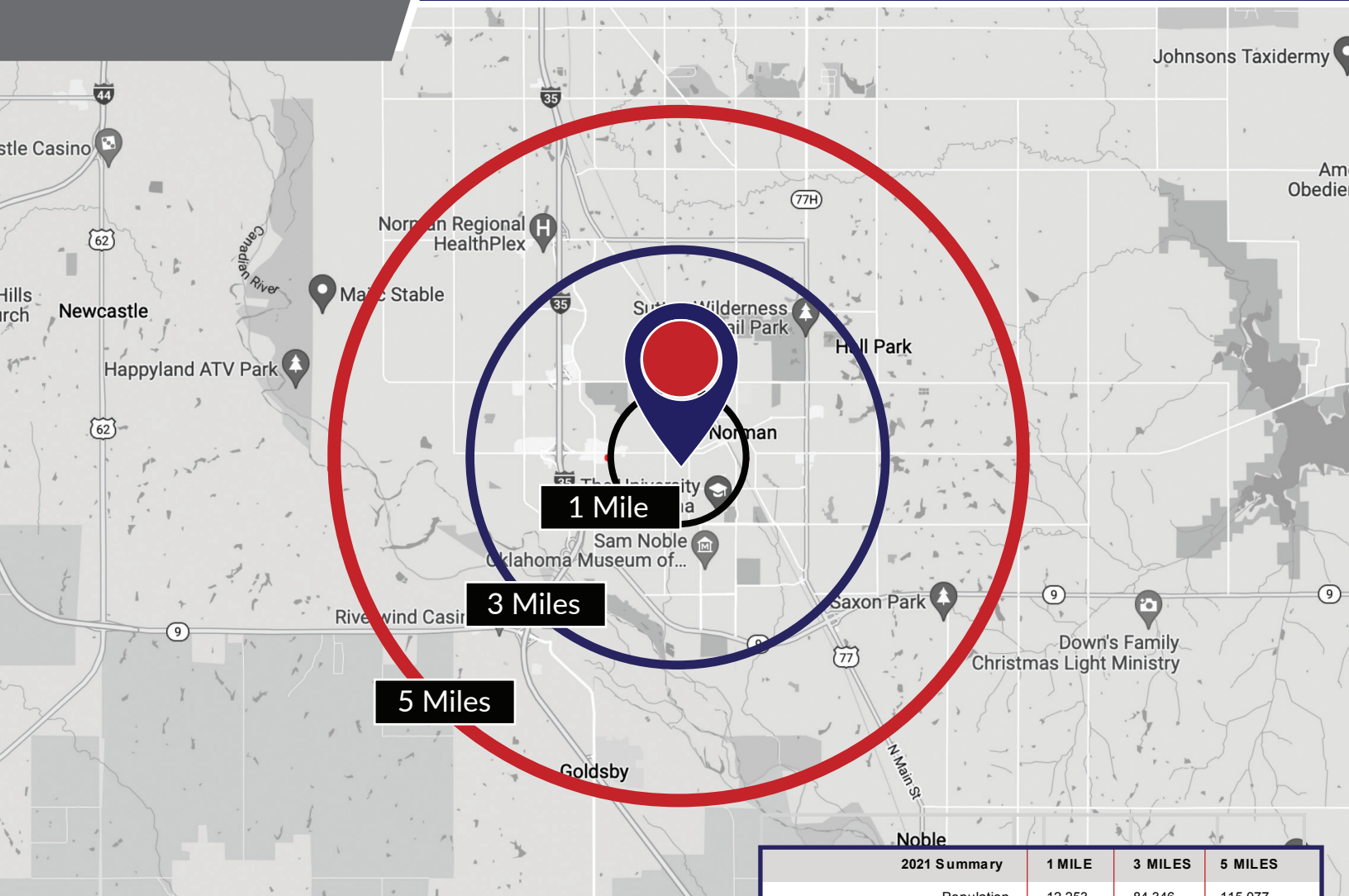


TOP 10 EMPLOYERS

| | |
|---|--------|
| The University of Oklahoma | 12,941 |
| Norman Regional Hospital | 3,040 |
| Normal Public Schools | 1,806 |
| Johnson Controls | 1,030 |
| Walmart Supercenter | 950 |
| City of Norman | 859 |
| Riverwind Casinos | 838 |
| Hitachi | 400 |
| National Oceanic & Atmosphereic Administration (NOAA) | 400 |
| Cleveland County | 396 |

*Sourced from Norman Economic Development Coalition





This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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| 2021 Summary | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|----------|----------|
| Population | 12,253 | 84,346 | 115,077 |
| Households | 5,486 | 34,840 | 46,640 |
| Families | 2,226 | 16,533 | 24,716 |
| Average Household Size | 2.06 | 2.23 | 2.32 |
| Owner Occupied Housing Units | 2,381 | 15,168 | 23,139 |
| Renter Occupied Housing Units | 3,087 | 19,671 | 23,501 |
| Median Age | 30.8 | 29.5 | 31.3 |
| Median Household Income | \$44,305 | \$50,147 | \$55,899 |
| Average Household Income | \$61,112 | \$67,608 | \$76,757 |
| 2026 Summary | 1 MILE | 3 MILES | 5 MILES |
| Population | 12,558 | 87,963 | 121,786 |
| Households | 5,623 | 36,448 | 49,102 |
| Families | 2,251 | 17,171 | 26,102 |
| Average Household Size | 2.06 | 2.23 | 2.33 |
| Owner Occupied Housing Units | 2,475 | 16,201 | 24,962 |
| Renter Occupied Housing Units | 3,148 | 20,247 | 24,503 |
| Median Age | 31.4 | 29.6 | 32.1 |
| Median Household Income | \$48,880 | \$53,232 | \$60,333 |
| Average Household Income | \$66,493 | \$74,139 | \$84,356 |