

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.

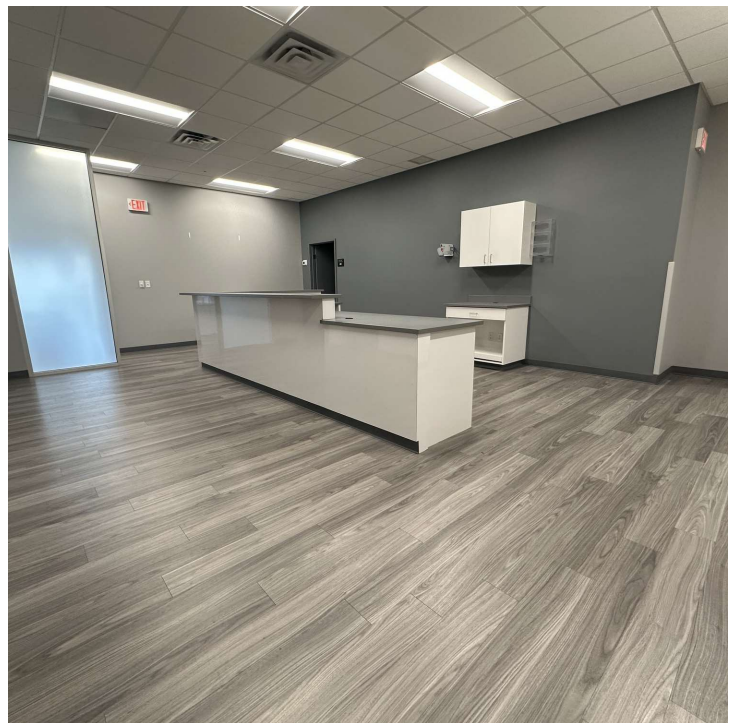
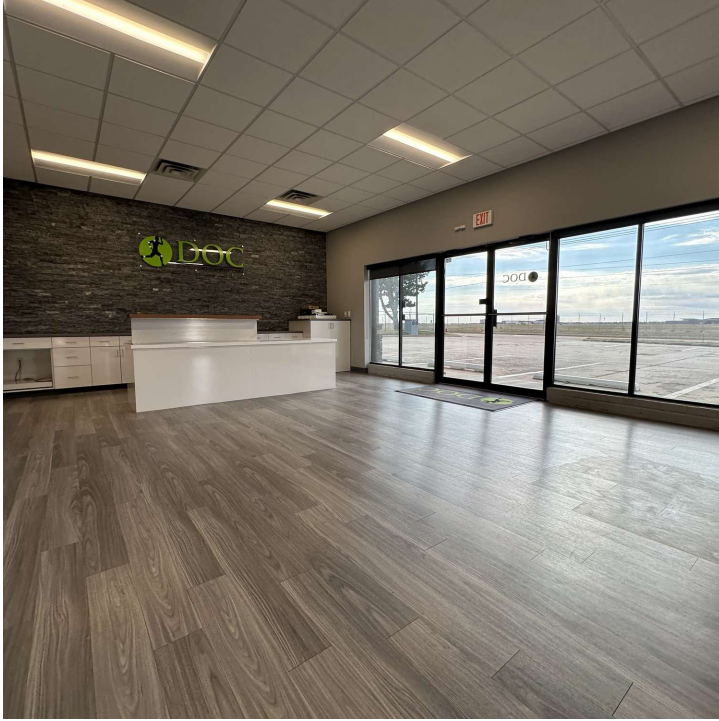
PROPERTY HIGHLIGHTS

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
garrett@creekcre.com

ADDITIONAL PHOTOS



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

3209 N FLOOD AVE
3209 N FLOOD AVE | NORMAN, OK 73069

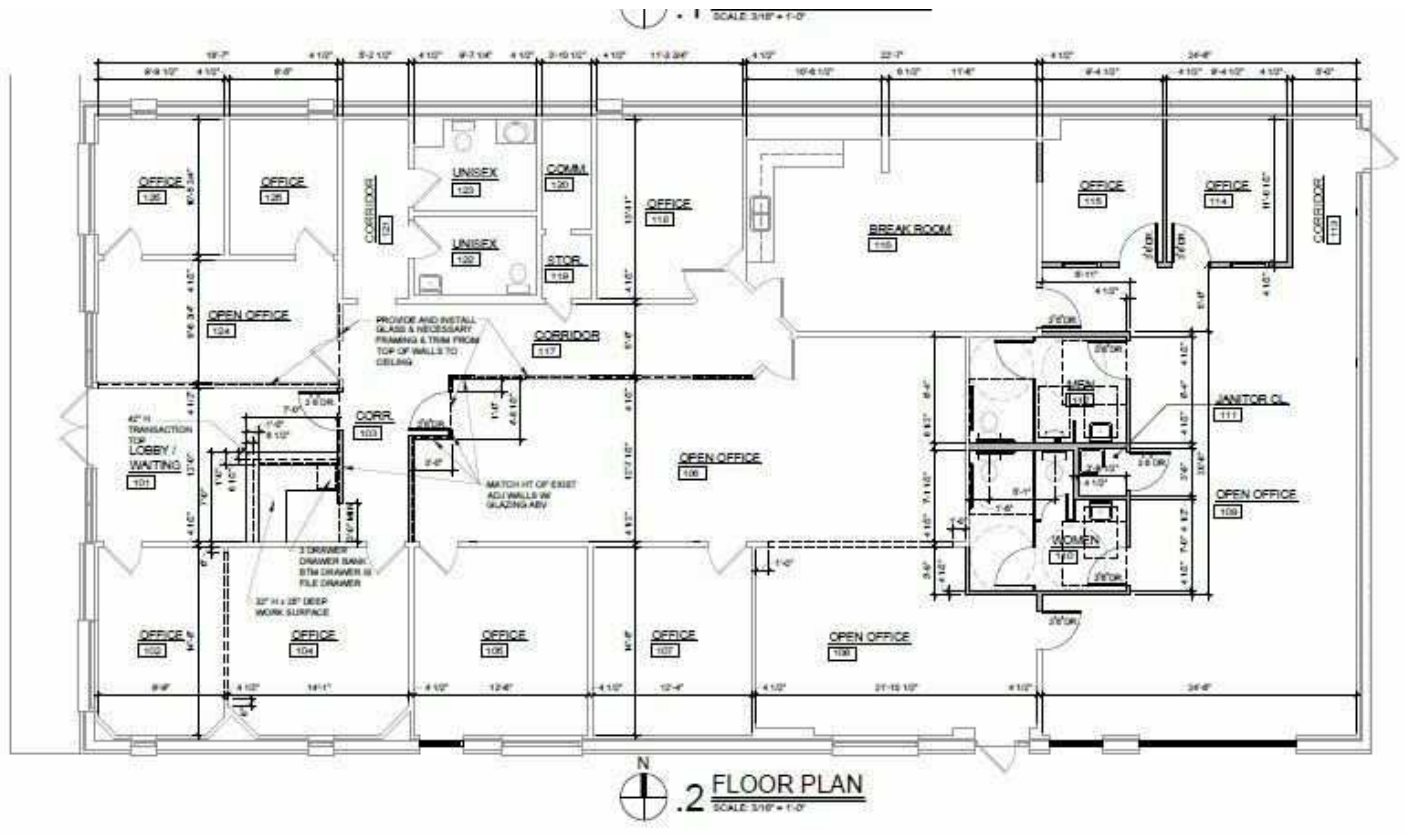
ADDITIONAL PHOTOS



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

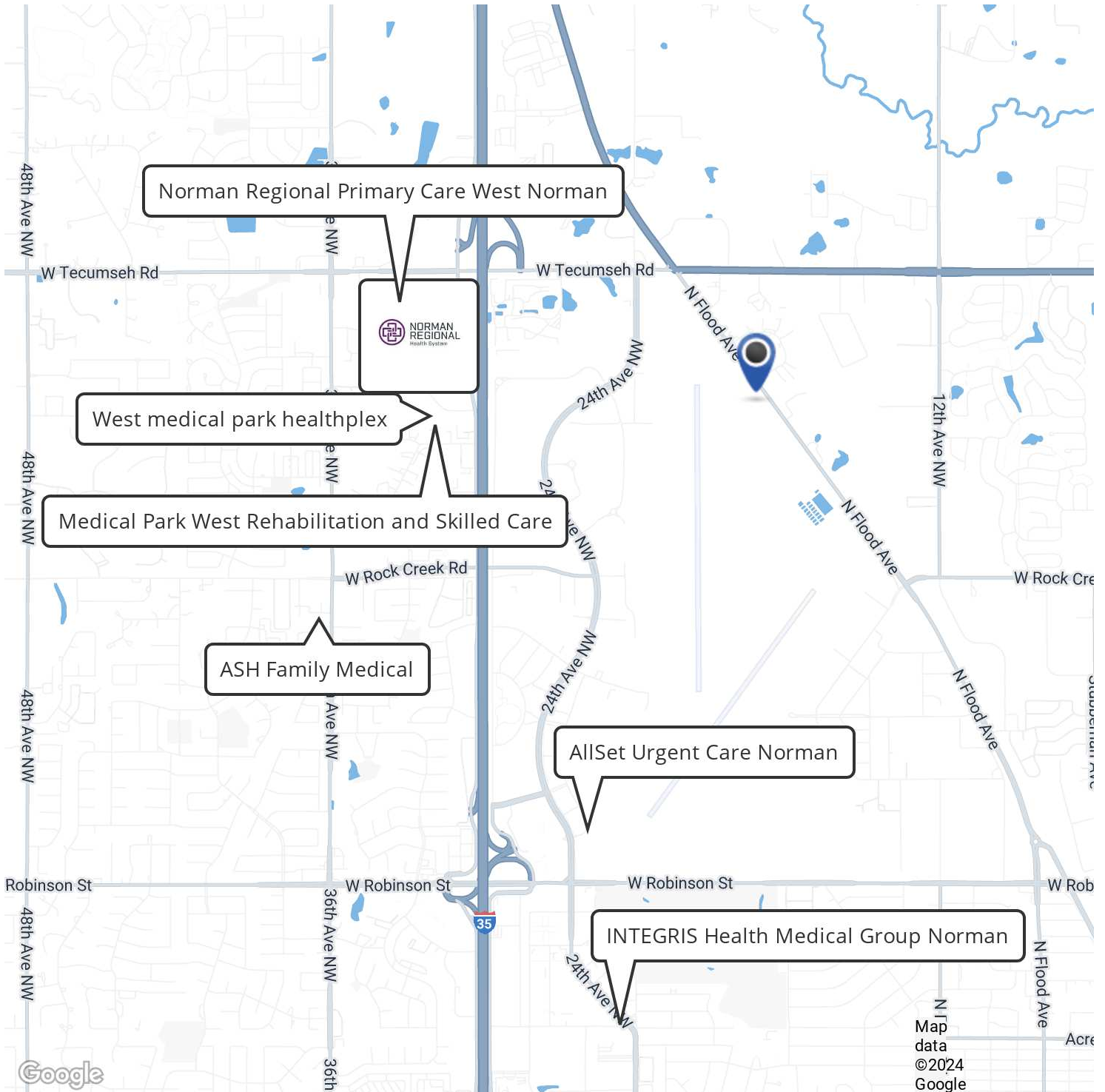
FLOOR PLANS



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

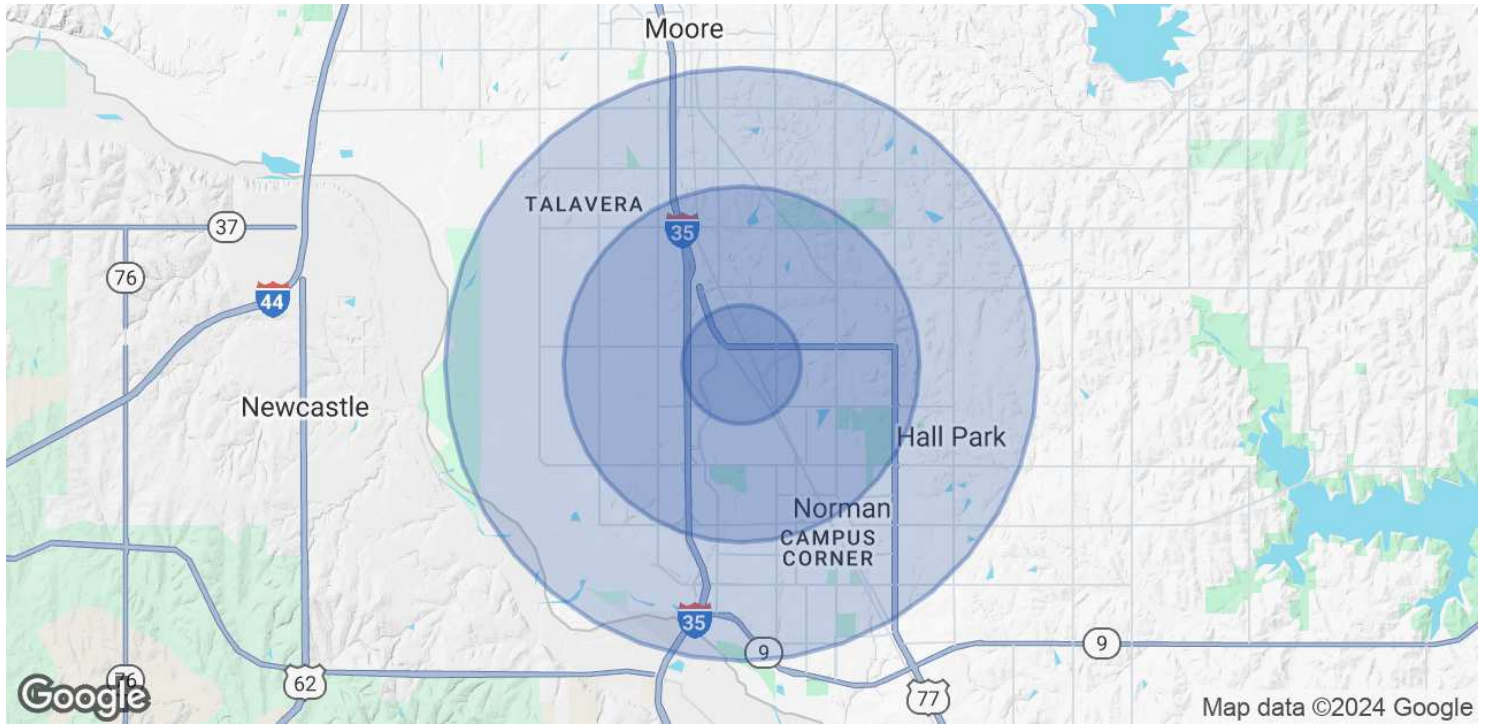
RETAILER MAP



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

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

TYLER HUXLEY
 405.973.8435
 tyler@creekcre.com

GARRETT MCGINNIS
 405.919.9297
 garrett@creekcre.com