

A RETAIL LEASE OPPORTUNITY

RIVER OAKS PLAZA/RETAIL

3723 W. MAIN STREET, NORMAN, OK 73072



GAYLA ARTMAN

(405) 826-7975 cell

EQUITY COMMERCIAL REALTY ADVISORS, LLC

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OFFERING SUMMARY

Available SF:	1,500 SF ~12,050 sf
Lease Rate: NNN:	\$12.00 SF/yr - \$20.00/psf+ \$3.70/psf
Lot Size:	5.97 Acres
Building Size:	68,440
Zoning:	Commercial
Market:	Norman
Submarket:	Oklahoma City

LOCATION OVERVIEW

The shopping center is located at the intersection of NW 36th Avenue and West Main Street. Co-Tenants include Noah's Amish Furniture, Wizards Games, Henry Hudson's, Sooner Liquor, Milani Salon, V Nails, Mariner's Finance, CWA, and the Armed Forces. Neighbors are Arvest Bank, Raising Canes, Sooner Mall, Bank of Oklahoma, US Post Office, FedEx, Vision Bank and Once Upon A Child.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
3733 W. Main Street	\$17.50 SF/yr	1,500 SF
3723 W. Main	\$12.00 SF/yr	9,050 - 12,050 SF
3721 W. Main	\$20.00 SF/yr	3,000 SF
130 36th Avenue NW	\$20.00 SF/yr	1,530 SF

PROPERTY OVERVIEW

Located on W. Main Street, Norman, OK, 73072, this prime property offers an exceptional leasing opportunity. Boasting a spacious [square footage] layout, with customizable floor plans to suit various business needs, this property is ideal for fostering productivity and growth. With ample parking for tenants and visitors alike, the convenience of access is unmatched. The modern amenities and attention to detail make this space perfect for a wide range of businesses, from startups to established retailers. Take advantage of this attractive leasing opportunity in a highly sought-after location at NW 36th Avenue and West Main.

PROPERTY HIGHLIGHTS

- 1,500 sf space in white box condition.
- 22,72 sf of prime office space on W. Main Street.
- 12,050 sf space is available now. Can be divided.
- Pad site available.

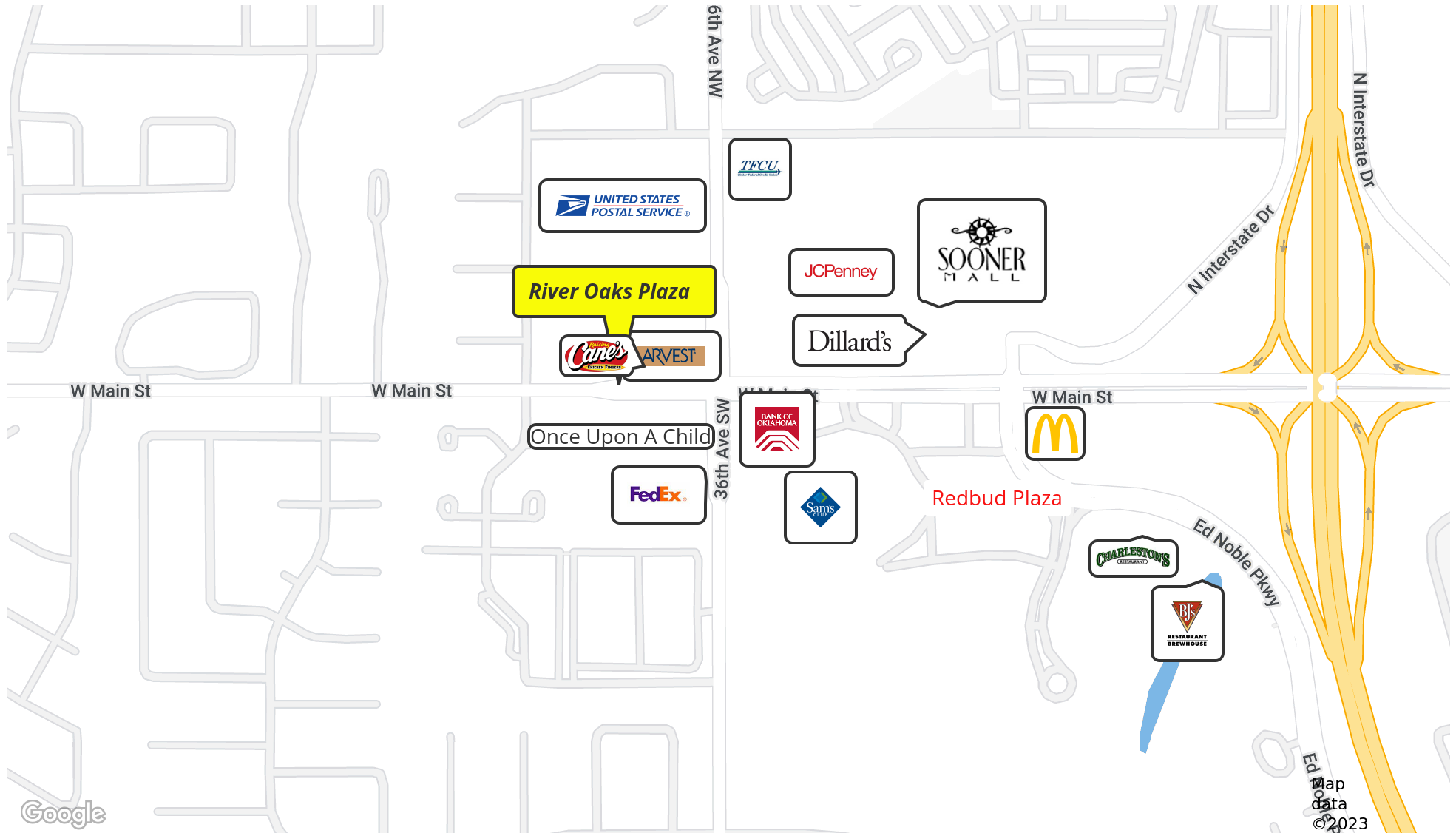
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,175	43,902	99,263
Average Age	42.6	38.2	33.5
Average Age (Male)	37.0	36.3	32.1
Average Age (Female)	46.3	40.7	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,600	20,227	42,904
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$88,597	\$78,678	\$69,327
Average House Value	\$230,090	\$207,574	\$182,949

* Demographic data derived from 2020 ACS - US Census

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LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 1,500 - 12,050 SF Lease Rate: \$12.00 - \$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3733 W. Main Street	Available	1,500 SF	NNN	\$17.50 SF/yr	White box condition with one ADA restroom.
3723 W. Main	Available	9,050 - 12,050 SF	NNN	\$12.00 SF/yr	If divided, 9,050 sf could be available. Great visibility and signage location.
3721 W. Main	Available	3,000 SF	NNN	\$20.00 SF/yr	White box condition with two ADA restrooms and a small breakroom.
130 36th Avenue NW	Available	1,530 SF	NNN	\$20.00 SF/yr	Great visibility on NW 36th Avenue.

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