

1400 24TH AVENUE NW
NORMAN, OK 73072

UNIVERSITY TOWN CENTER



Retail Space For Lease

Call For Pricing

NNN Charges: \$6.51/SF

1B Suite 17: 1,400 SF +/-

6 Suite 2: 2,100 SF +/-

6 Suite 5: 2,100 SF +/-

NAIRED COMMERCIAL
REAL ESTATE
405.840.0600 | NAIRED.COM

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PROPERTY OVERVIEW

TOTAL SF	22,573 SF +/-
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LOT SIZE	1.9 ACRES +/-
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YEAR BUILT	1985
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ZONING	C-3
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- Out of 7,428 Community Shopping Centers, UTC Ranks #17 with Approx. 10 Million Visits Per Year
- 48% of Shoppers Live > 10 Miles Away
- Approx. 5 Million Visits from > 10 Miles Away
- Norman's Population is 125,000 therefore Visits Outnumber City Residents by 40x
- Co-Tenants Include: Super Target, Kohl's, Academy Sports, Office Depot, Cheddar's, Logan's Roadhouse, Zio's, Panda Express, Pei Wei, Guitar Center, Maurice's, Ulta Beauty, Discount Tire, Petco, Kirkland's, Michaels, HomeGoods, DSW, Dollar Tree, Vintage Stock, Monarch Dental, Embassy Suites Hotel & Convention Center

DEMOGRAPHICS



POPULATION

1 MILE: 14,629
3 MILES: 88,460
5 MILES: 234,254



AVERAGE HOUSEHOLD INCOME

1 MILE: \$53,307
3 MILES: \$62,868
5 MILES: \$86,506



TOTAL HOUSEHOLDS

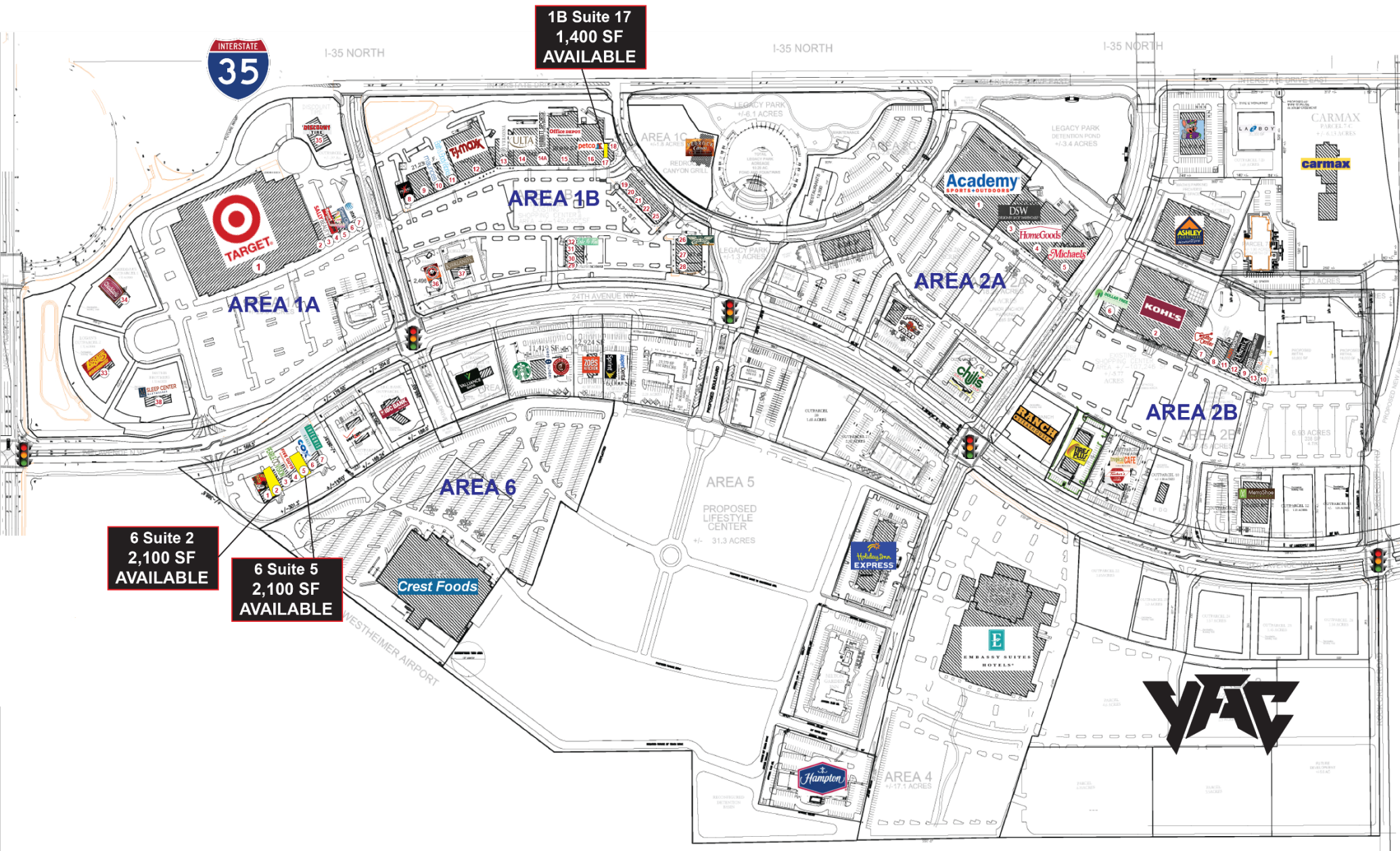
1 MILE: 6,721
3 MILES: 37,002
5 MILES: 94,736



DRIVE TIMES

1 MILE FROM US-77

UNIVERSITY TOWN CENTER - SITE PLAN



UNIVERSITY TOWN CENTER



1B Suite 17: 1,400 SF
1680 24th Avenue NW



6 Suite 5: 2,100 SF
1411 24th Avenue NW



6 Suite 2: 2,100 SF
1361 24th Avenue NW

UNIVERSITY NORTH PARK ENTERTAINMENT DISTRICT



University North Park in Norman, Oklahoma, is a major 120-acre mixed-use project featuring a proposed \$1.1 billion development, including a new arena for University of Oklahoma basketball and gymnastics. The project, which includes multi-family housing and retail, received legal clearance to move forward in February 2026.

Legacy Park: An outdoor venue at the heart of the development featuring a pavilion, pond, and a stage for public events.

Residential & Retail: Includes high-end apartments such as Terra at University North Park and various commercial, restaurant, and shopping options.

UNIVERSITY TOWN CENTER - AERIAL

