2224-2300 W. MAIN STREET
NORMAN, OK 73069



Retail Space For Lease

SUITES AVAILABLE
Suite 2226: 2,514 SF +/-
Suite 2230: 2,562 SF +/-
Suite 2244: 1,930 SF +/-
Suite 2260: 6,300 SF +/-
Suite 2262: 10,707 SF +/-
Suite 2264: 5,400 SF +/-
Suites 2266-2270: 10,186 SF +/-
Suite 2276: 1,839 SF +/-
Suite 2296: 1,025 SF +/-

Suites 2262 & 2264 Can Be Combined for 16,107 SF +/-

Suites 2262,2264, 2266-2270 Can Be Combined for 26,293 SF +/-

Lease Price: $12.00-$20.00/SF/NNN
NNN Charges: $4.00/SF

NAIRED COMMERCIAL REAL ESTATE
405.840.0600 | NAIRED.COM

DAVID HARTNACK
405.761.8955
DAVID@NAIRED.COM

SAM SWANSON
405.208.2046
SAM@NAIRED.COM

HENRY JACKSON
405.240.4946
HENRY@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	67,854 SF +/-
LOT SIZE	2.74 ACRES +/-
YEAR BUILT	1979
ZONING	Commercial

PROPERTY HIGHLIGHTS

- Exterior Recently Remodeled
- 1,025 SF End-Cap Drive-Thru Available
- Pylon Signage Available
- Ample amount of Parking

LOCATION HIGHLIGHTS

- Located on One of the Busiest Intersections in Norman
- 0.5 Miles from I-35
- 1.5 Miles from the University of Oklahoma (Over 23,000 Undergraduate Students)

DEMOGRAPHICS

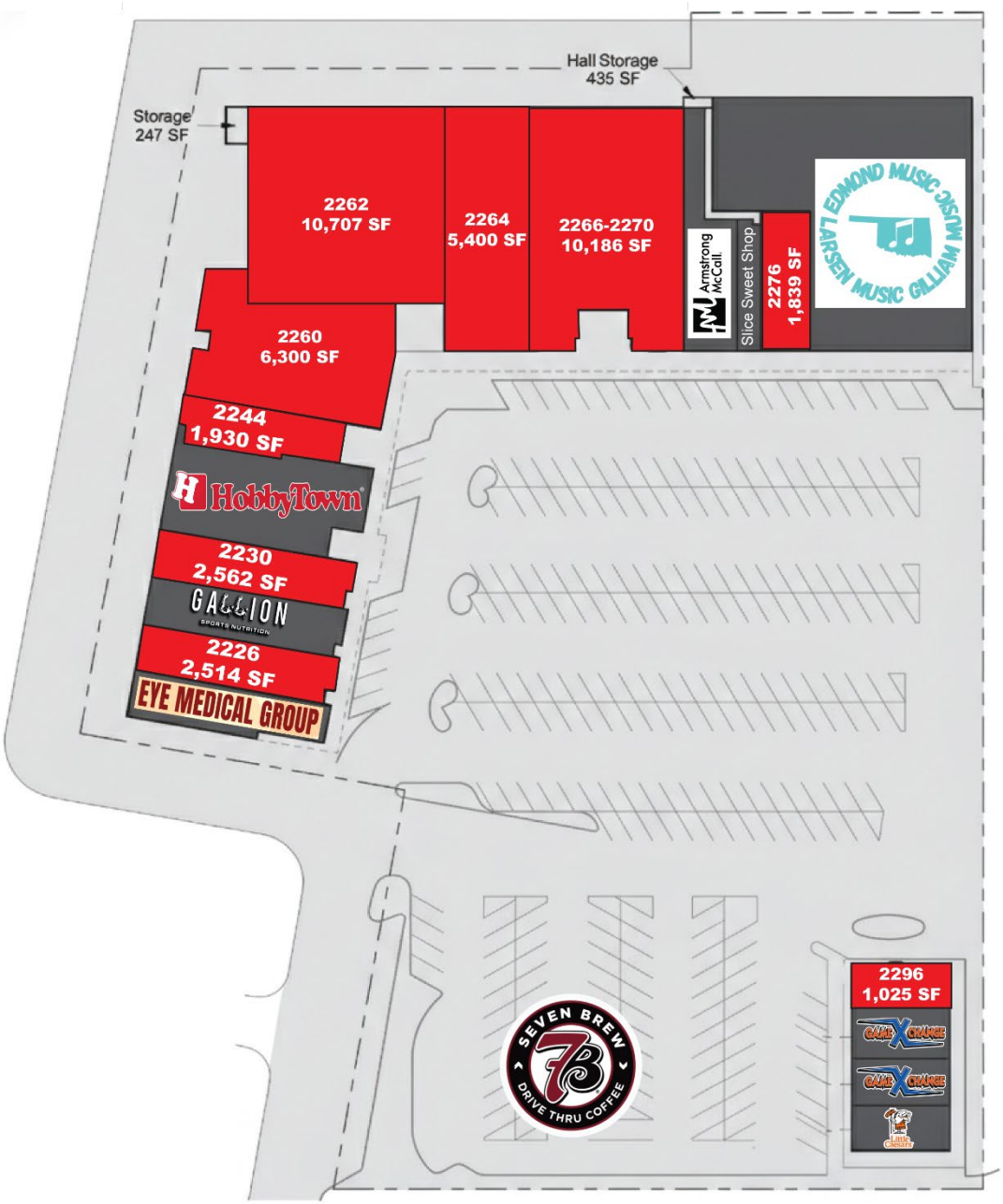
POPULATION
1 MILE: 9,102
3 MILES: 66,688
5 MILES: 114,584

AVERAGE HOUSEHOLD INCOME
1 MILE: $69,486
3 MILES: $74,516
5 MILES: $73,332

TOTAL HOUSEHOLDS
1 MILE: 4,104
3 MILES: 27,051
5 MILES: 46,693

DRIVE TIMES
0.60 MILE FROM I-35

NORMANDY CREEK - SITE PLAN



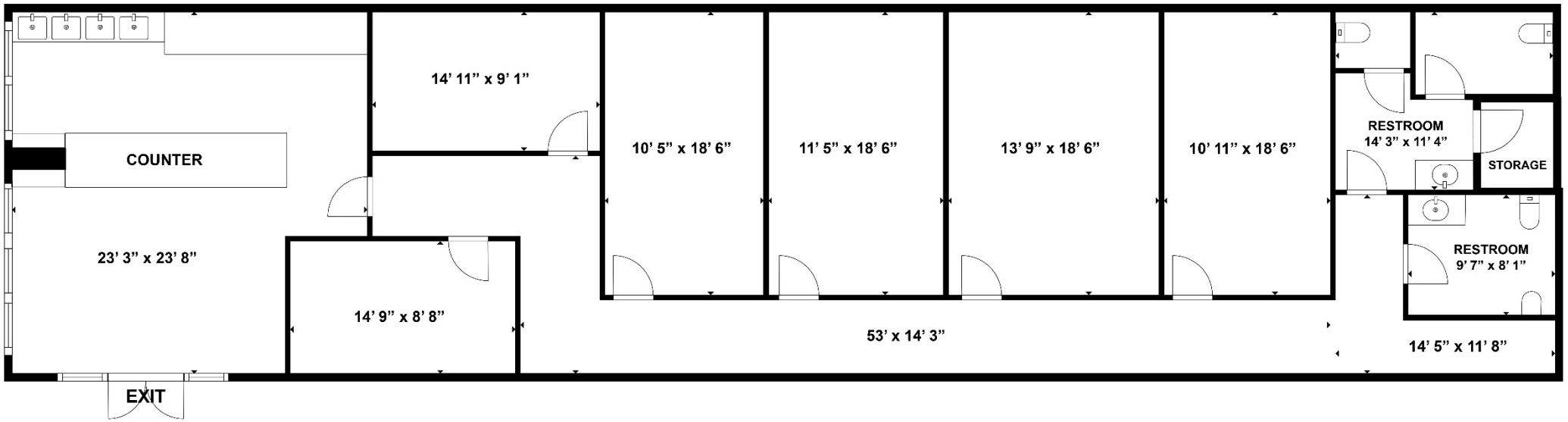
NORMANDY CREEK

SUITE	TENANT	SF
2224 W. Main	Slatten Eyecare	2,321 SF
2226 W. Main	**AVAILABLE**	**2,514 SF**
2228 W. Main	Gallion Sports Nutrition	2,532 SF
2230 W. Main	**AVAILABLE**	**2,562 SF**
2236 W. Main	Hobby Town	4,718 SF
2244 W. Main	**AVAILABLE**	**1,930 SF**
2260 W. Main	**AVAILABLE**	**6,300 SF**
2262 W. Main	**AVAILABLE**	**10,707 SF**
2264 W. Main	**AVAILABLE**	**5,400 SF**
2266-2270 W. Main	**AVAILABLE**	**10,186 SF**
2272 W. Main	Armstrong McCall	2,500 SF
2274 W. Main	Slice Sweet Shop	829 SF
2276 W. Main	**AVAILABLE**	**1,839 SF**
2280 W. Main	Gilliam Music	13,398 SF
2296 W. Main	**AVAILABLE**	**1,025 SF**
2294 W. Main	Game Xchange	1,397 SF
2292 W. Main	Game Xchange	1,214 SF
2290 W. Main	Little Caesar's Pizza	1,214 SF

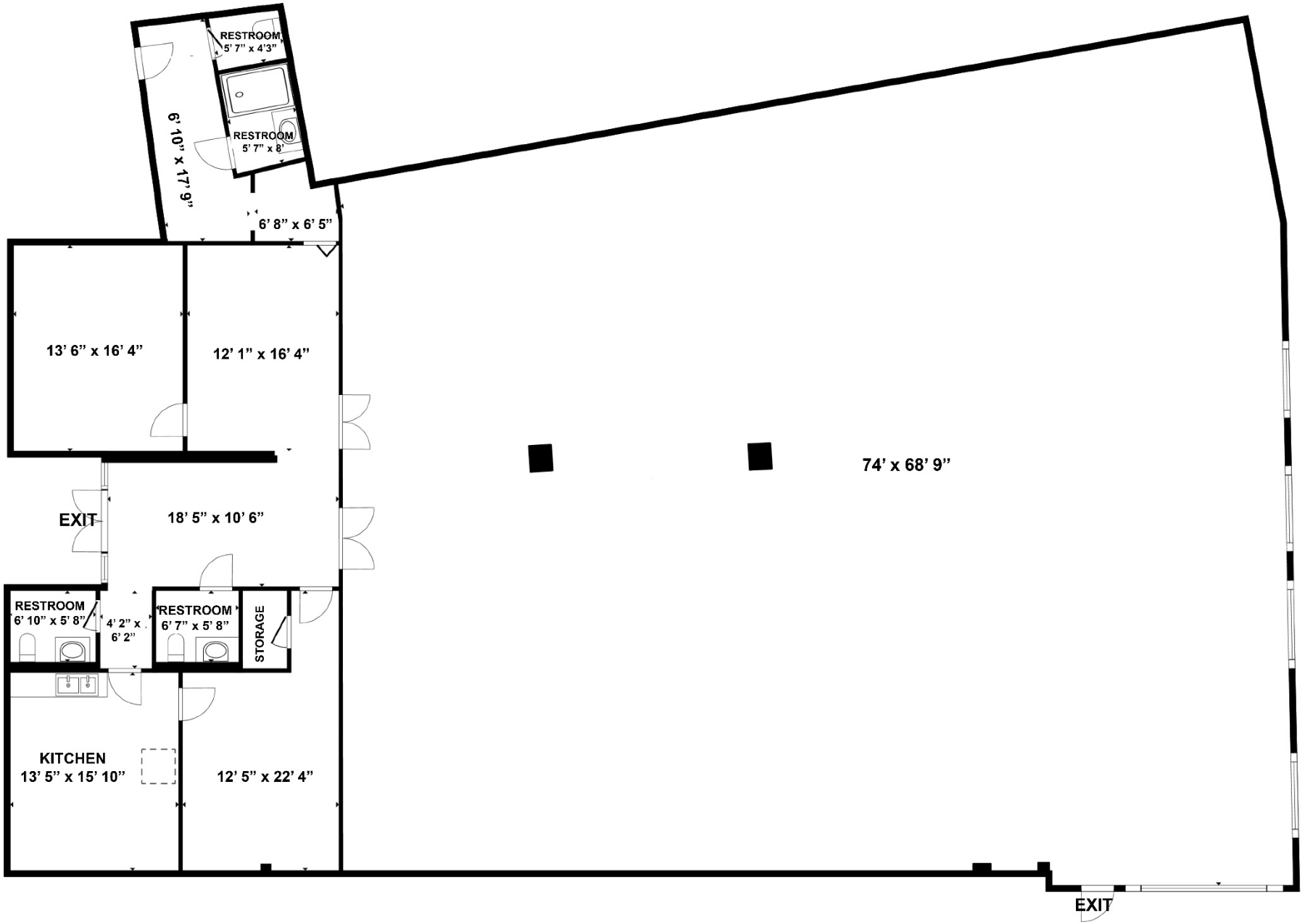
Suites 2262 & 2264 Can Be Combined for 16,107 SF +/-

Suites 2262,2264, 2266-2270 Can Be Combined for 26,293 SF +/-

NORMANDY CREEK – SUITE 2230 – 2,514 SF +/-

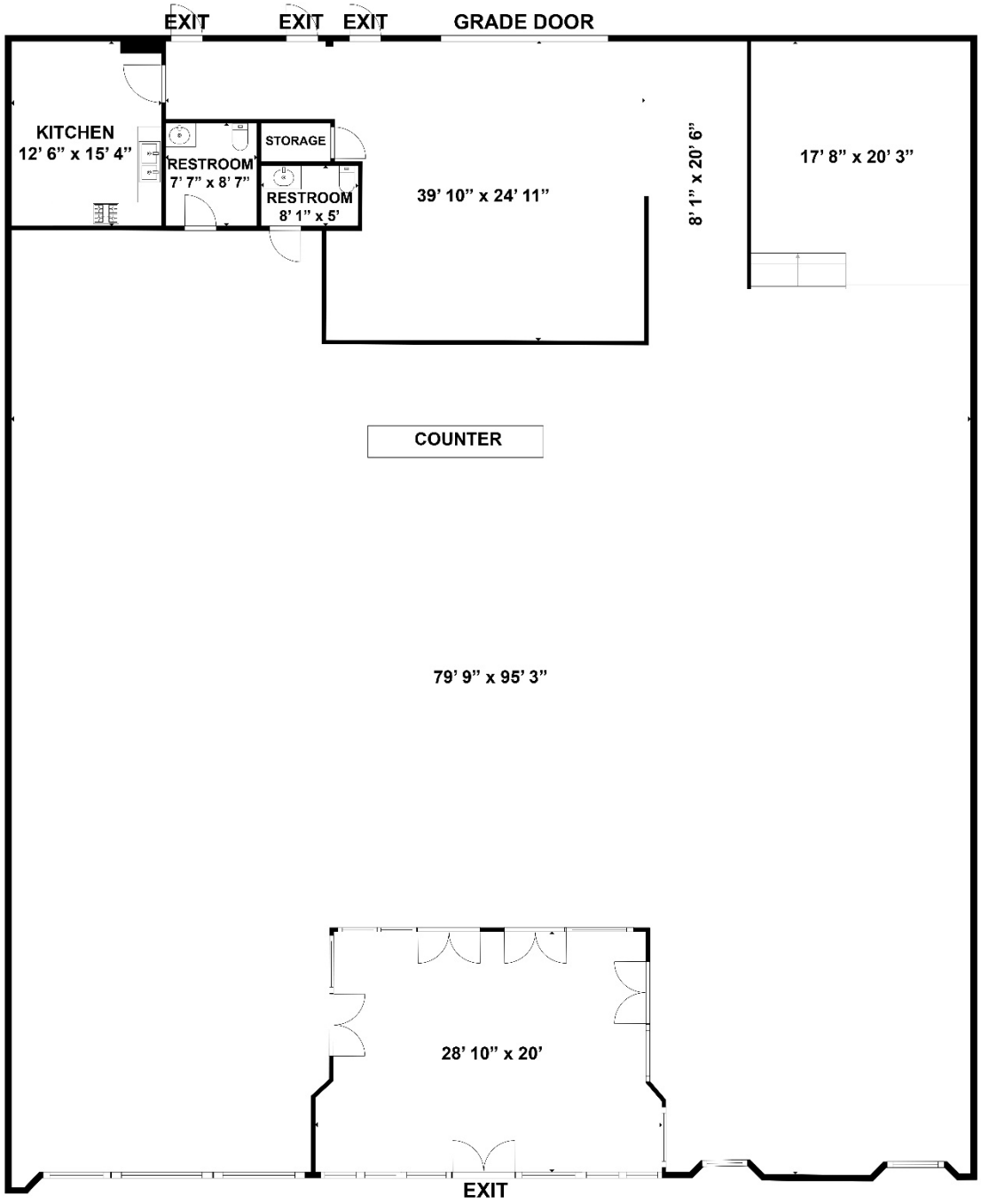


NORMANDY CREEK – SUITE 2260 – 6,300 SF +/-



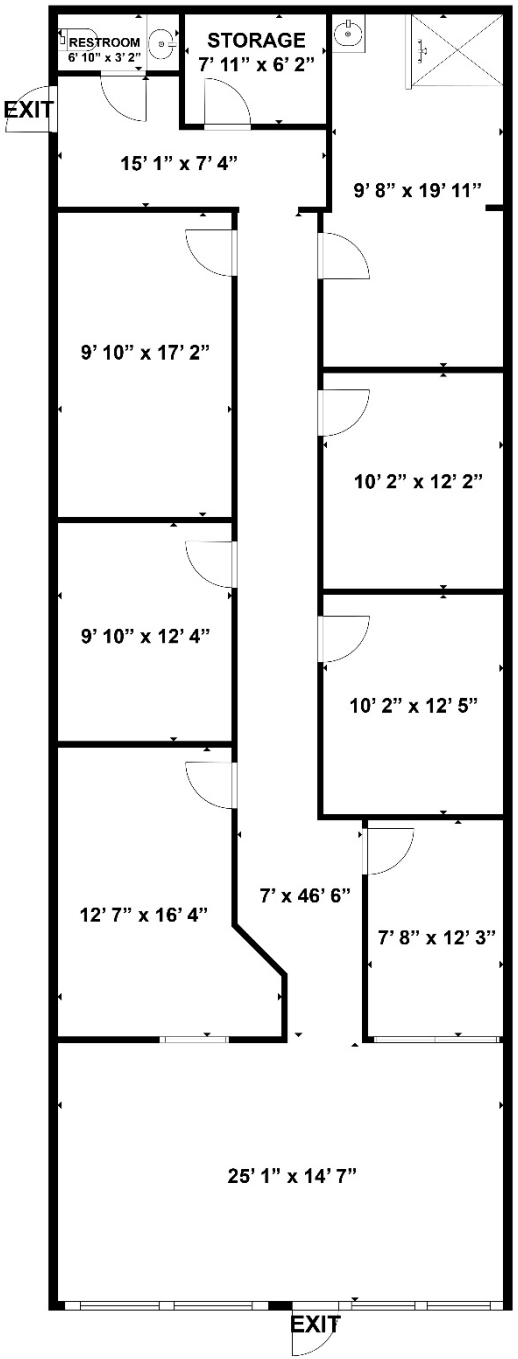
NORMANDY CREEK – SUITE 2266-2270 – 10,186 SF +/-

SCAN FOR 3D TOUR

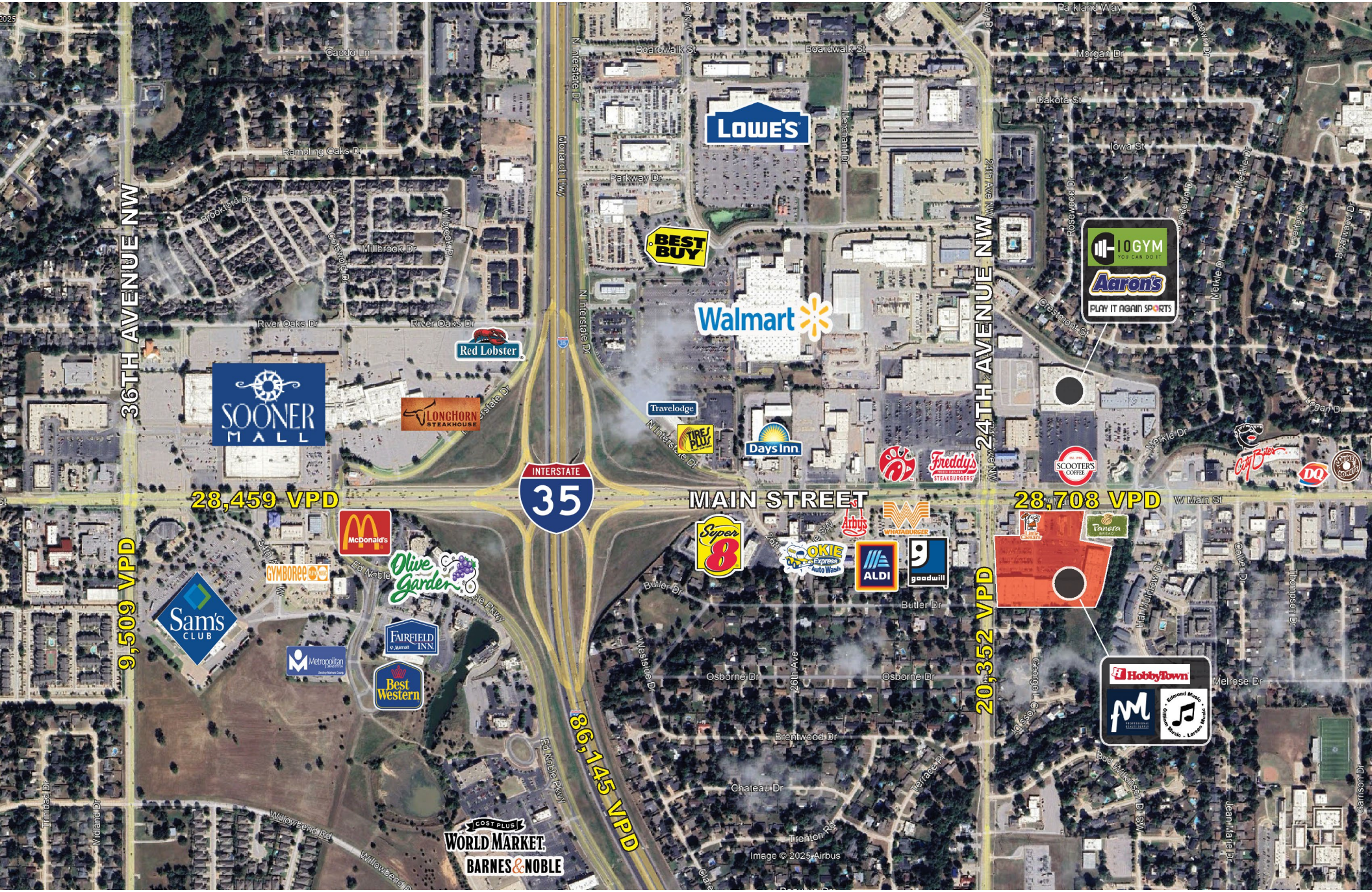


NORMANDY CREEK – SUITE 2276 – 1,839 SF +/-

SCAN FOR 3D TOUR



NORMANDY CREEK - AERIAL



NAI RED COMMERCIAL REAL ESTATE

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