

2224-2300 W. MAIN STREET
NORMAN, OK 73069

Normandy Creek

Retail Space For Lease

\$12.00-\$20.00/SF/NNN

NNN Charges: \$4.00/SF

SUITES AVAILABLE

Suite 2226: 2,514 SF +/-

Suite 2230: 2,562 SF +/-

Suite 2244: 1,930 SF +/-

Suite 2260: 6,300 SF +/-

Suites 2266-2270: 10,186 SF +/-

Suite 2262: 10,707 SF +/-

Suite 2264: 5,400 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 +/-



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

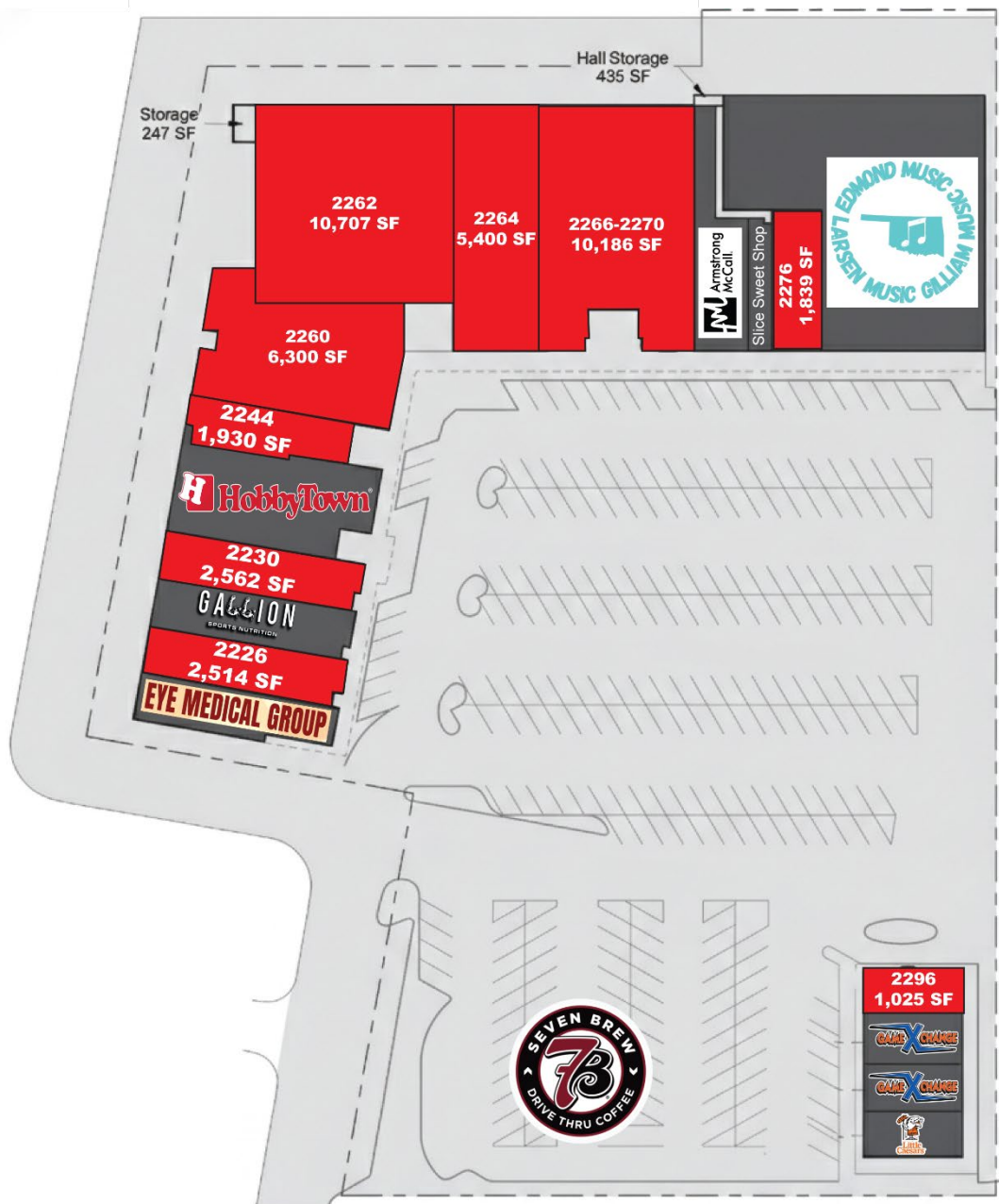
1 MILE: 4,104
3 MILES: 27,051
5 MILES: 46,693



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

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NORMANDY CREEK - AERIAL

