**OFFERING SUMMARY**

Sale Price: $768,750
Lot Size: 0.45 Acres
Year Built: 1983
Building Size: 5,125
Renovated: 2018
Zoning: I-1
Market: Norman
Price / SF: $150.00

**PROPERTY OVERVIEW**


**LOCATION OVERVIEW**

Just south of Tecumseh Rd on N Flood Ave, this property is conveniently located to the major thorough fares of I-35, Robinson Ave, and Tecumseh Rd.

**PROPERTY HIGHLIGHTS**

- Single Tenant
- Convenient access to W Tecumseh Rd and 24th Ave NW
- $200,000 completed renovations
- 19 parking spaces

**DEMOGRAPHICS**

<table>
<thead>
<tr>
<th>Metric</th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Households</td>
<td>291</td>
<td>41,765</td>
<td>104,186</td>
</tr>
<tr>
<td>Total Population</td>
<td>757</td>
<td>108,335</td>
<td>272,573</td>
</tr>
<tr>
<td>Average HH Income</td>
<td>$95,717</td>
<td>$67,776</td>
<td>$66,704</td>
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</tbody>
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AN OFFICE INVESTMENT OPPORTUNITY

N FLOOD OFFICE BUILDING

3209 N FLOOD, NORMAN, OK 73069

PRESENTED BY:

ERIC C. FLESKE, CCIM
Equity Commercial Realty II, LLC.
eric@fleskeholding.com
(405) 701-3505 office
(405) 990-2509 cell
(800) 486-6803 fax

JOSH WHITE, CCIM
Equity Commercial Realty II, LLC.
josh@fleskeholding.com
(405) 701-3505 x221 office
(405) 417-6761 cell
(800) 486-6803 fax

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