

FOR LEASE

# Shops at University North Park

3522 24TH AVENUE NW, NORMAN, OK 73069

RETAIL



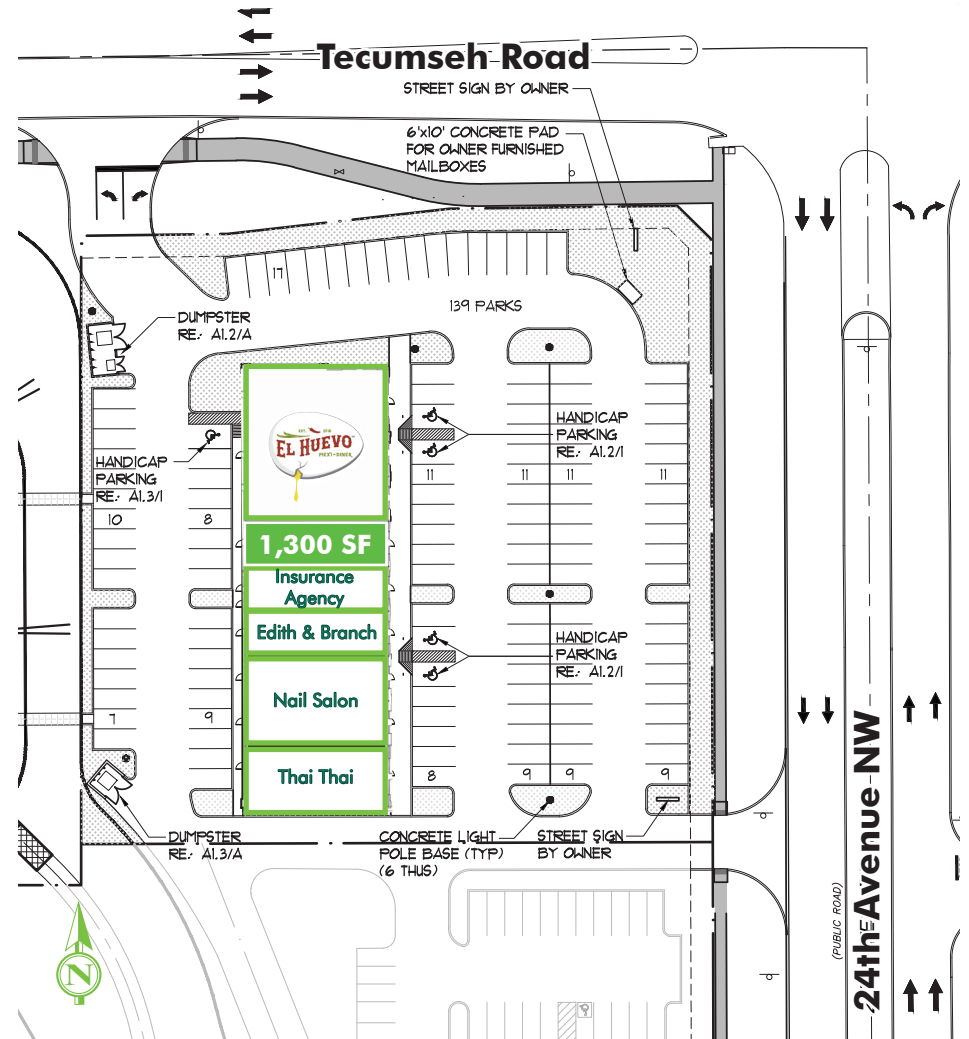
## NEW 12,756 SF RETAIL CENTER IN NORMAN, OKLAHOMA

LOCATED ON THE SW CORNER OF TECUMSEH ROAD  
AND 24TH AVENUE NW IN NORMAN, OKLAHOMA

Located at the north entry to University Town Center and Office Park, this location is perfect for retail, service and restaurant tenants looking to expand into this rapidly developing area of Norman, Oklahoma.

- + Available Space
  - 1,300 SF\*
- + Lease Price
  - \$23.00 PSF
  - NNN = \$4.00
- + Neighbors include
  - Norman Regional Healthplex, CVS Pharmacy, Neighborhood Market, MidFirst Bank, Arvest Bank, Supercuts, McDonald's, OnCue, Sonic, University Town Center and many more

\*Per Landlord



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## 2018 Demographics

	3 Miles	5 Miles	7 Miles
Population	38,240	119,856	200,685
Households	14,963	46,165	77,591
Average Household Income	\$96,537	\$81,324	\$78,021
Daytime Employment	21,210	62,434	82,034

## Traffic Counts

Tecumseh Rd	11,600 ADT
Flood Avenue	19,900 ADT
Interstate 35	91,700 ADT

Source: Oklahoma Department of Transportation



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