

RESTAURANT SPACE AVAILABLE | NORMAN 970 ED NOBLE PARKWAY NORMAN, OK 73072



PROPERTY DESCRIPTION

Restaurant space available in the nicely maintained building with tile roof and manicured landscape.

PROPERTY HIGHLIGHTS

- Easy access from W Main St, 36th Street Ave SW, Ed Noble Parkway and I-35
- High traffic area near hotels, restaurants and shopping
- Located near Sam's Club and Sooner Mall and Library

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	6,336 SF
Lot Size:	1.49 Acres
Building Size:	6,336 SF
Year Built:	2003
Zoning:	Commercial

TRAFFIC COUNTS

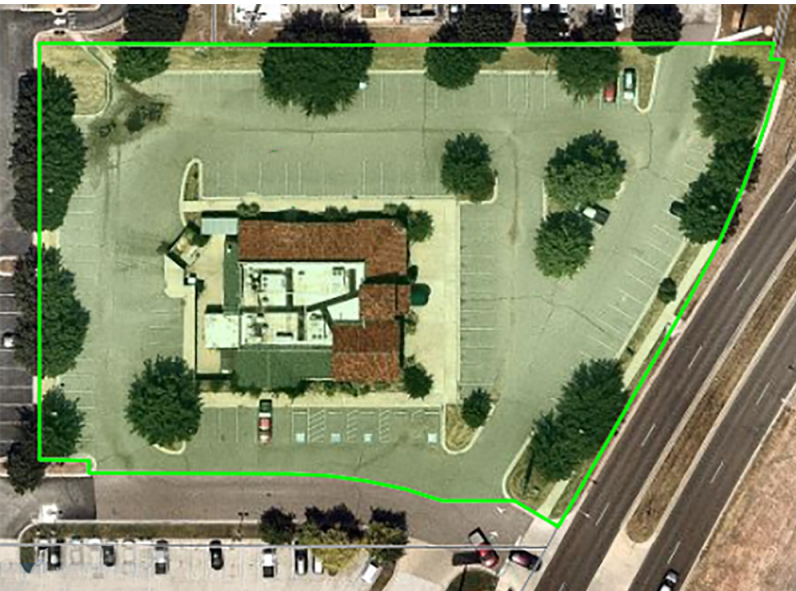
Ed Noble Parkway	north/south	6,026
W Main St	east west	34,556 27,750
W Lindsey St	east west	22,314 23,615

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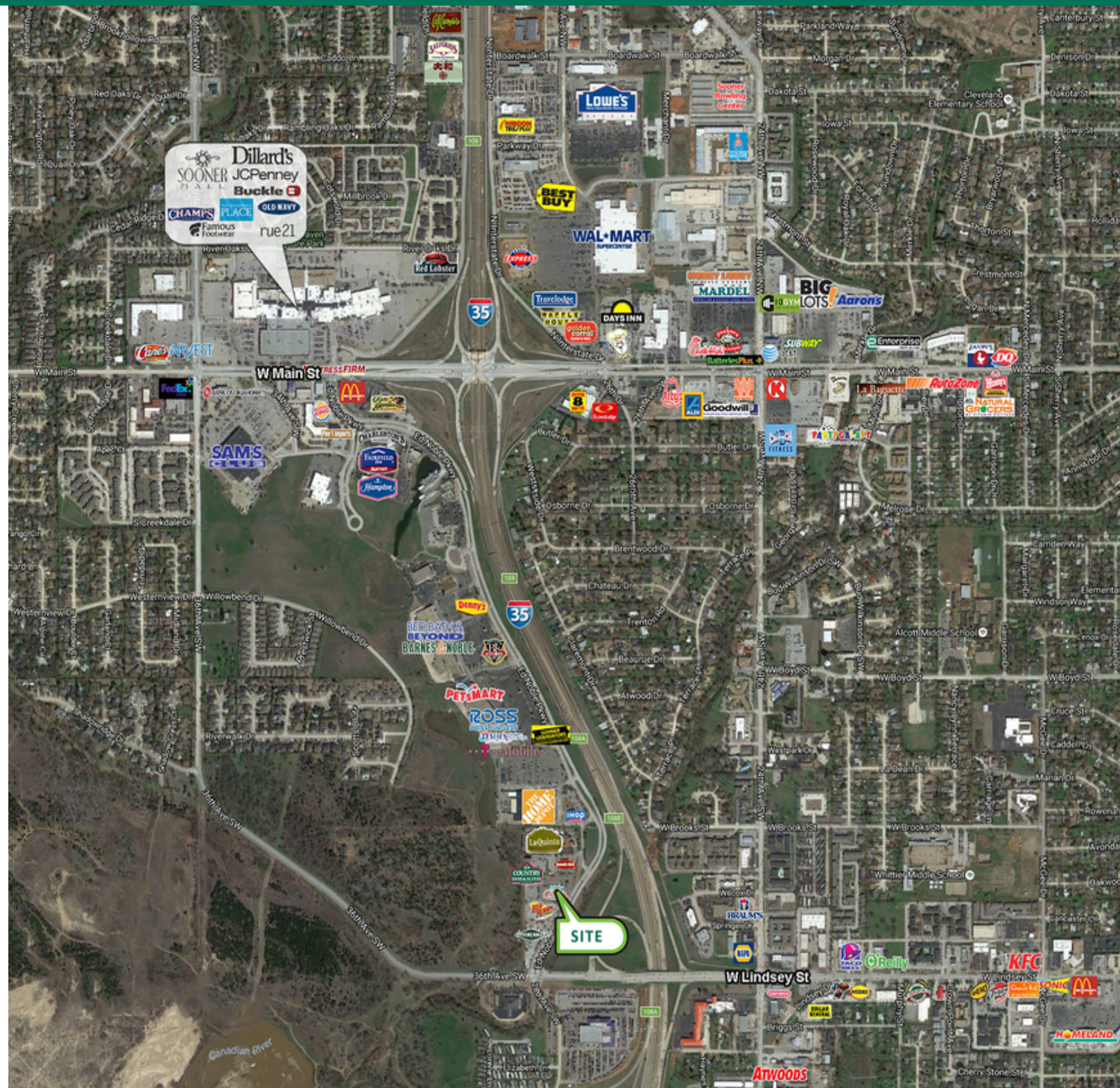


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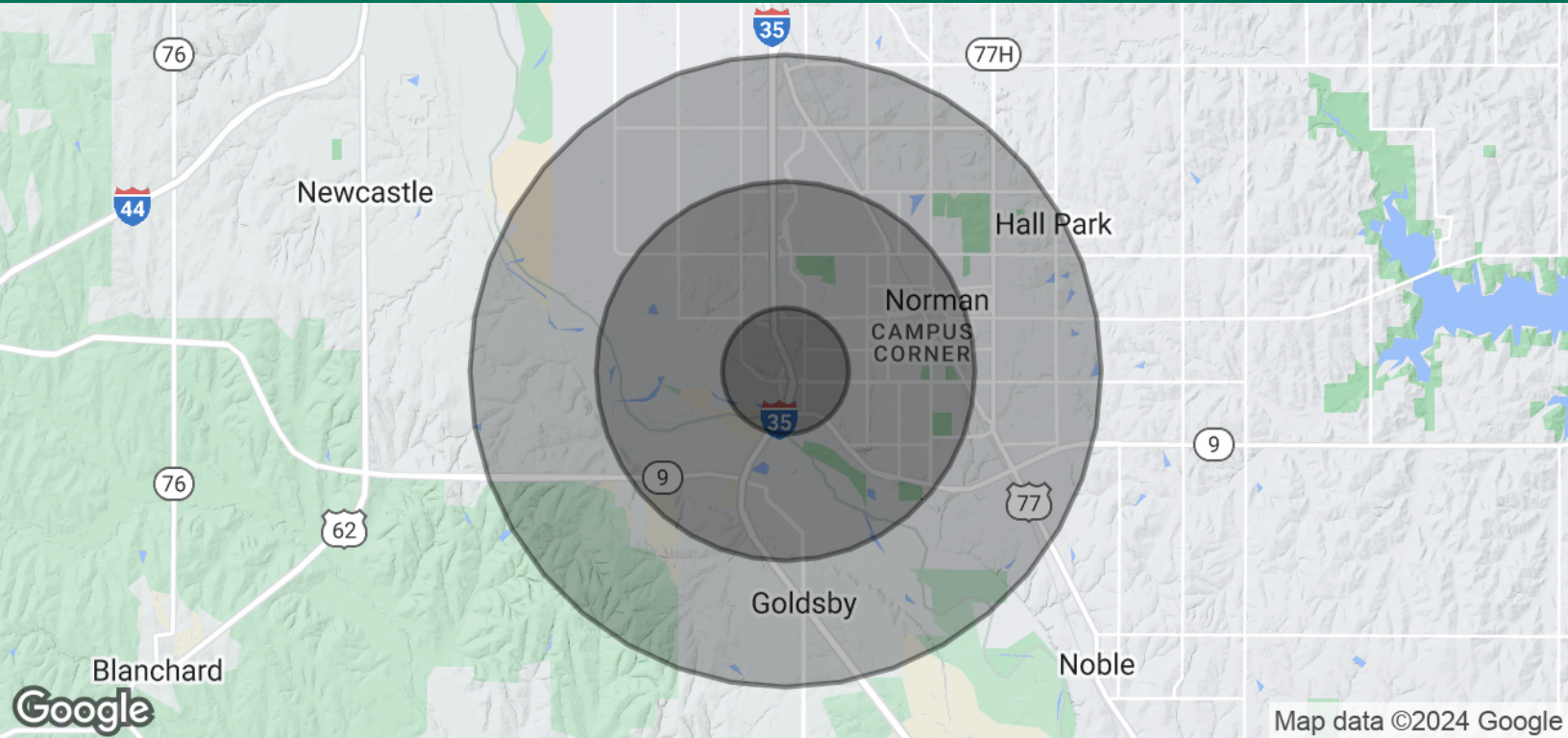


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,154	57,080	98,953
Average Age	33.1	31.4	30.8
Average Age (Male)	29.3	29.4	29.4
Average Age (Female)	37.7	34.5	32.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,174	21,608	39,232
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$58,220	\$70,205	\$62,650
Average House Value	\$159,211	\$183,031	\$163,820

2020 American Community Survey (ACS)

04172024

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