

36 NORTH SHOPPING CENTER/OFFICE COMPLEX

Between Rock Creek Rd & Tecumseh Rd -on 36th Avenue NW Norman, OK 73069



RETAIL / OFFICE SPACES NOW AVAILABLE

Available SF:	RETAIL - 1,721 SF - 2,514 SF	Join retail and office users in this upscale, high quality constructed complex.
	OFFICE - 3,147 SF - 3,727 SF	
Lease Rate:	\$20.00 - \$22.00 PSF	36 North Shopping Center is located in the fast growing residential area of Norman offering great access and visibility.
NNN Rates:	\$4.00 PSF	
Building F Size:	29,097 SF	Neighboring trade include: Norman Regional Healthplex, CVS, Walmart Neighborhood Market, Midfirst Bank, Arvest Bank, McDonalds, Sonic and many more. Lease rates:
Building O Size:	16,866 SF	
Year Built:	2017-2018	\$20.00 PSF for all retail spaces in Building F - ranging from 1,721 Sf - 2,514 SF
Sub Market:	Moore/Norman	
		\$18.00 PSF Introductory Lease rates being offered for all office spaces in Building F and O - ranging from 3,167 SF - 3,727 SF; TI negotiable. Office standard lease rates are \$20.00 - \$22.00 PSF

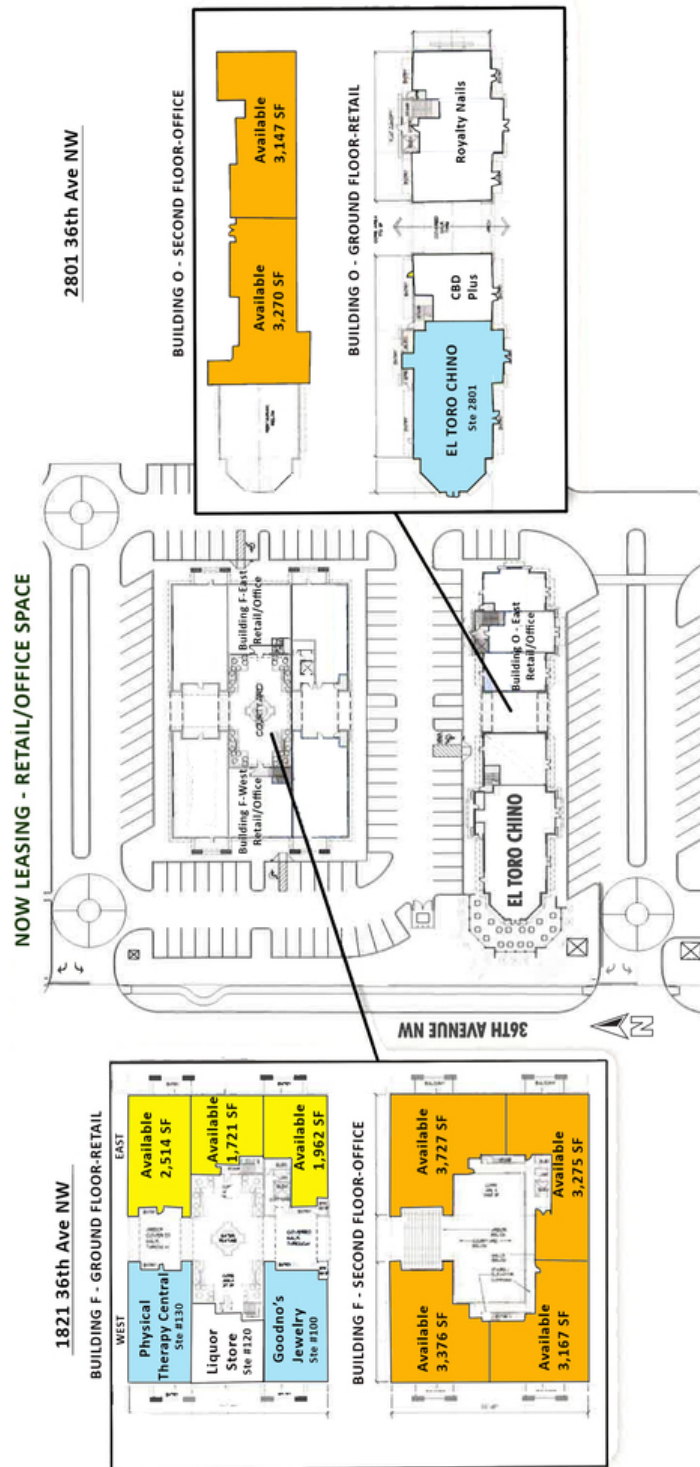
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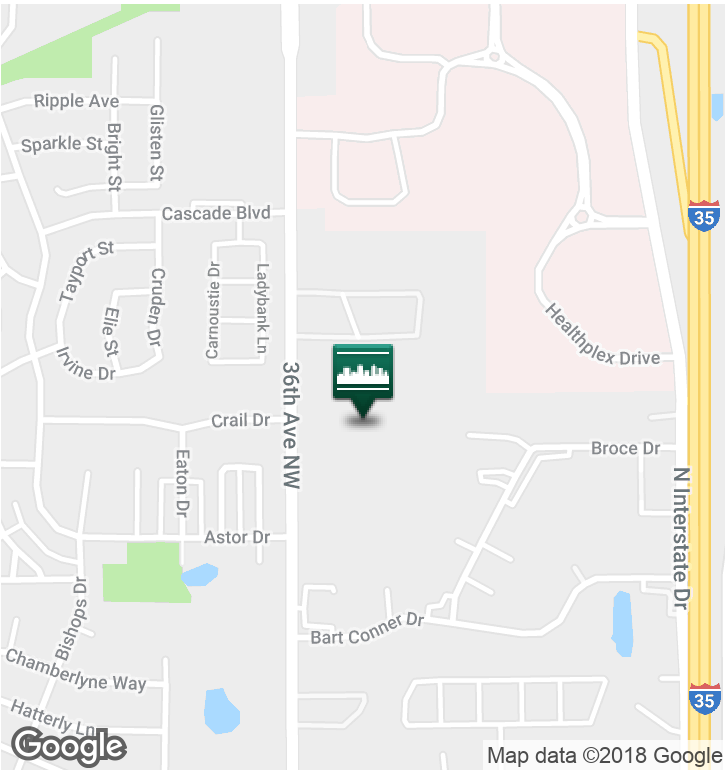
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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	281,010
Population Density	281,010
Median Age	33.3
Median Age (Male)	32.3
Median Age (Female)	34.5
Total Households	108,400
# of Persons Per HH	2.6
Average HH Income	\$66,730
Average House Value	\$159,816

TRAFFIC COUNTS (per ACOG)

36th Ave NW	north	2,763
36th Ave NW	south	3,269

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