

# 36 NORTH SHOPPING CENTER/OFFICE COMPLEX

2801 - 2821 36th Ave NW, Norman, OK 73069



## RETAIL / OFFICE SPACES NOW AVAILABLE

<b>Available SF:</b>	OFFICE - 3,147 SF - 3,270 SF
<b>Lease Rate:</b>	\$20.00 - \$22.00 PSF
<b>NNN Rates:</b>	\$4.00 PSF
<b>Building F Size:</b>	29,097 SF
<b>Building O Size:</b>	16,866 SF
<b>Year Built:</b>	2017-2018
<b>Sub Market:</b>	Moore/Norman
<b>Location:</b>	On 36th Ave NW - between Rock Creek Rd & Tecumseh Rd

Join retail and office users in this upscale, high quality constructed complex.

36 North Shopping Center is located in the fast growing residential area of Norman offering great access and visibility.

Neighboring trade include: Norman Regional Healthplex, CVS, Walmart Neighborhood Market, Midfirst Bank, Arvest Bank, McDonalds, Sonic and many more.

Lease rates:

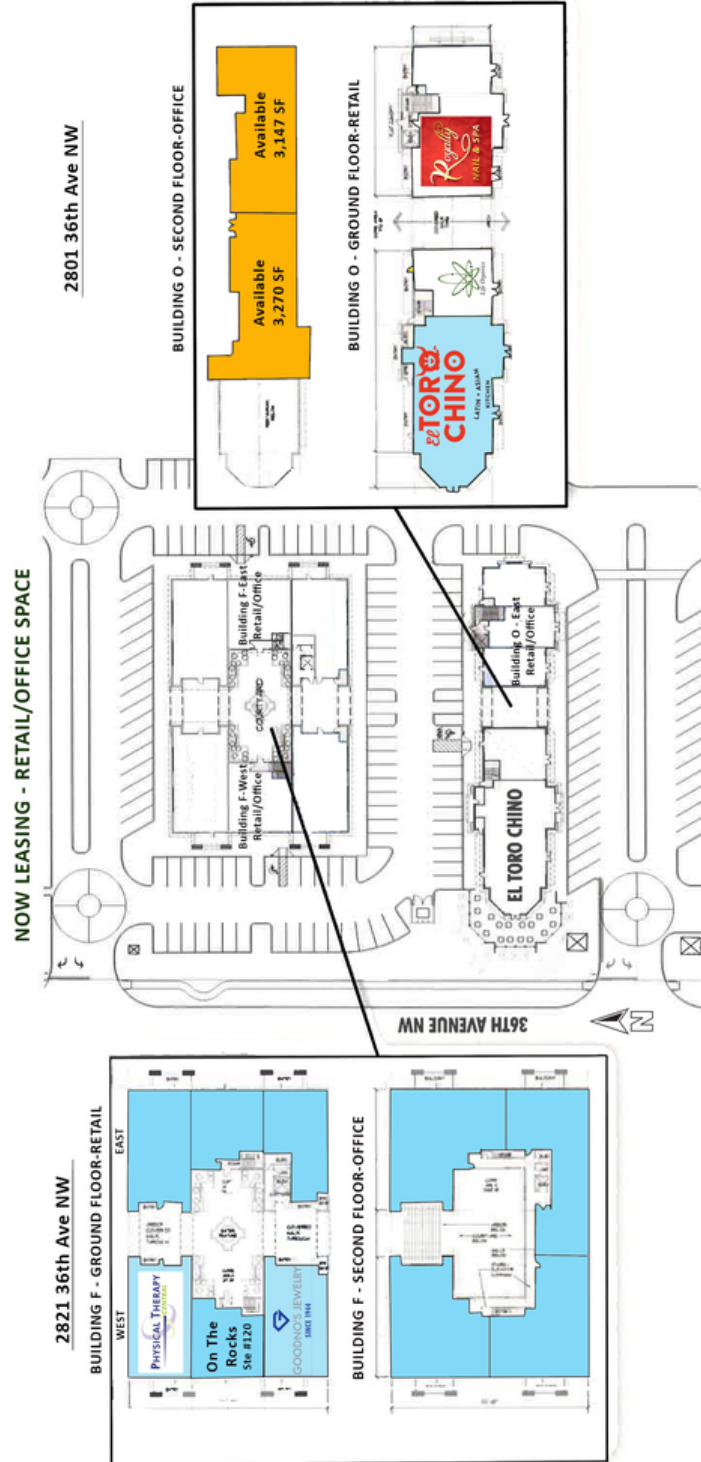
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### ROSHA WOOD

Retail Specialist  
rwood@priceedwards.com  
405.843.7474  
210 Park Ave, Suite 700, Oklahoma City, OK 73102  
priceedwards.com

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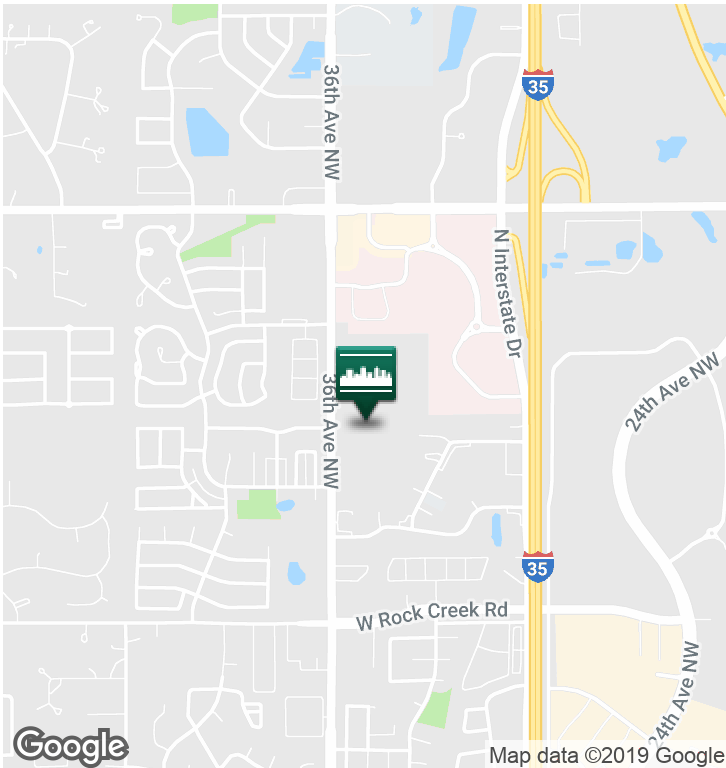
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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

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	14,926
36th Ave NW	south	15,282

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