

Madison Square

480 24th Avenue NW, Norman, OK 73069



RETAIL SPACE NOW AVAILABLE

Available SF-1st Floor:	retail - 1,000 - 2,875 SF
Lease Rates:	
End Cap Spaces	\$22.00 SF/yr (NNN)
Inline Spaces	\$18.00 - \$20.00 SF/yr (NNN)
Lot Size:	4.7 Acres
Building Size:	88,000 SF
Year Built:	2015
Sub Market:	Moore/Norman
Cross Streets:	Between Robinson St & Main St on 24th Ave NW

FOR MORE INFORMATION, CONTACT

Rosha Wood
rwood@priceedwards.com
405.843.7474
210 Park Ave, Suite 700
Oklahoma City, OK 73102
www.priceedwards.com

PROPERTY OVERVIEW

This beautifully designed two-story retail / office center is ideally located in the heart of the retail and office activity in Norman. With easy access and pylon signage available.

Retail is located on the 1st floor and offers a great mix of retail/fitness tenants with limited space available for restaurant and other mixed uses to complete our center. 2nd floor is anchored by OU administrative offices with long term lease in place, the rest of the 2nd floor is Executive Suites. Madison offers elevator/stair access to the 2nd store office suites as well as additional parking in the rear.

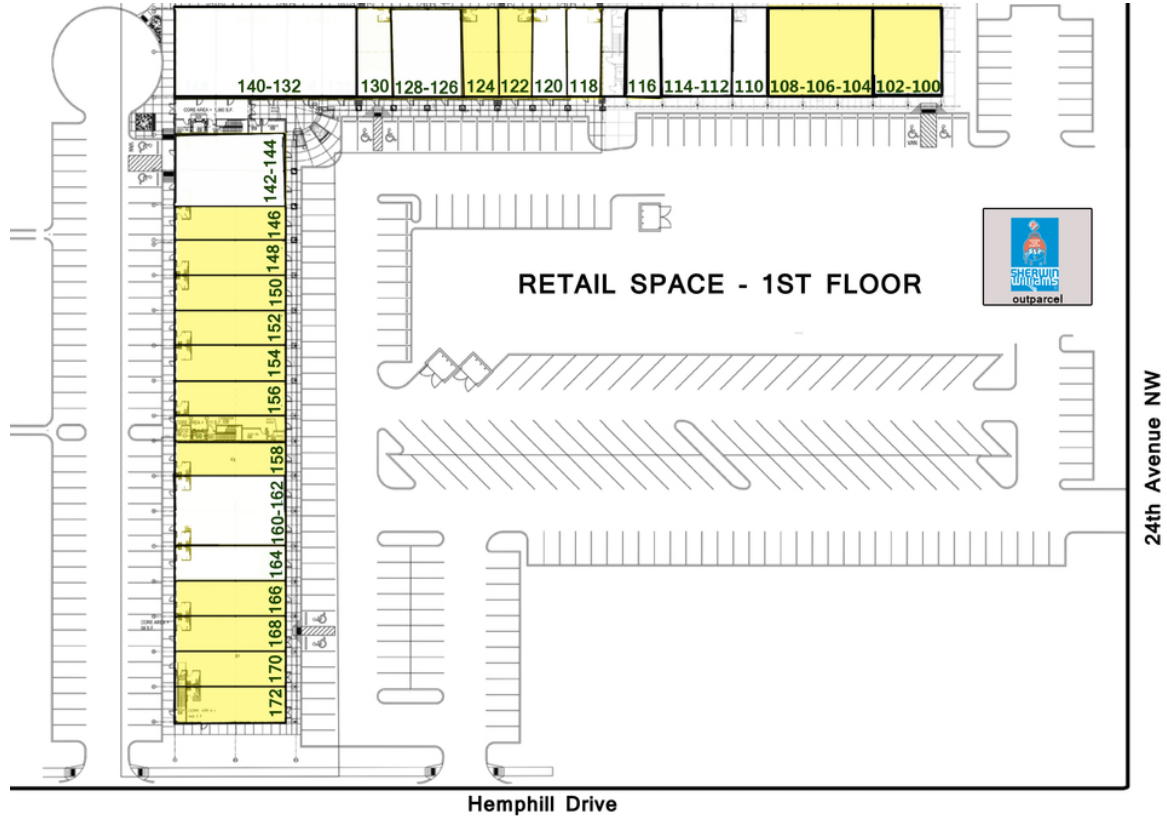
Landlord will provide standard white box and Tenant Improvement is negotiable.

Located on the west side of 24th Avenue NW between Robinson Street & Main Street.

011117

Madison Square

480 24th Avenue NW, Norman, OK 73069



MADISON SQUARE

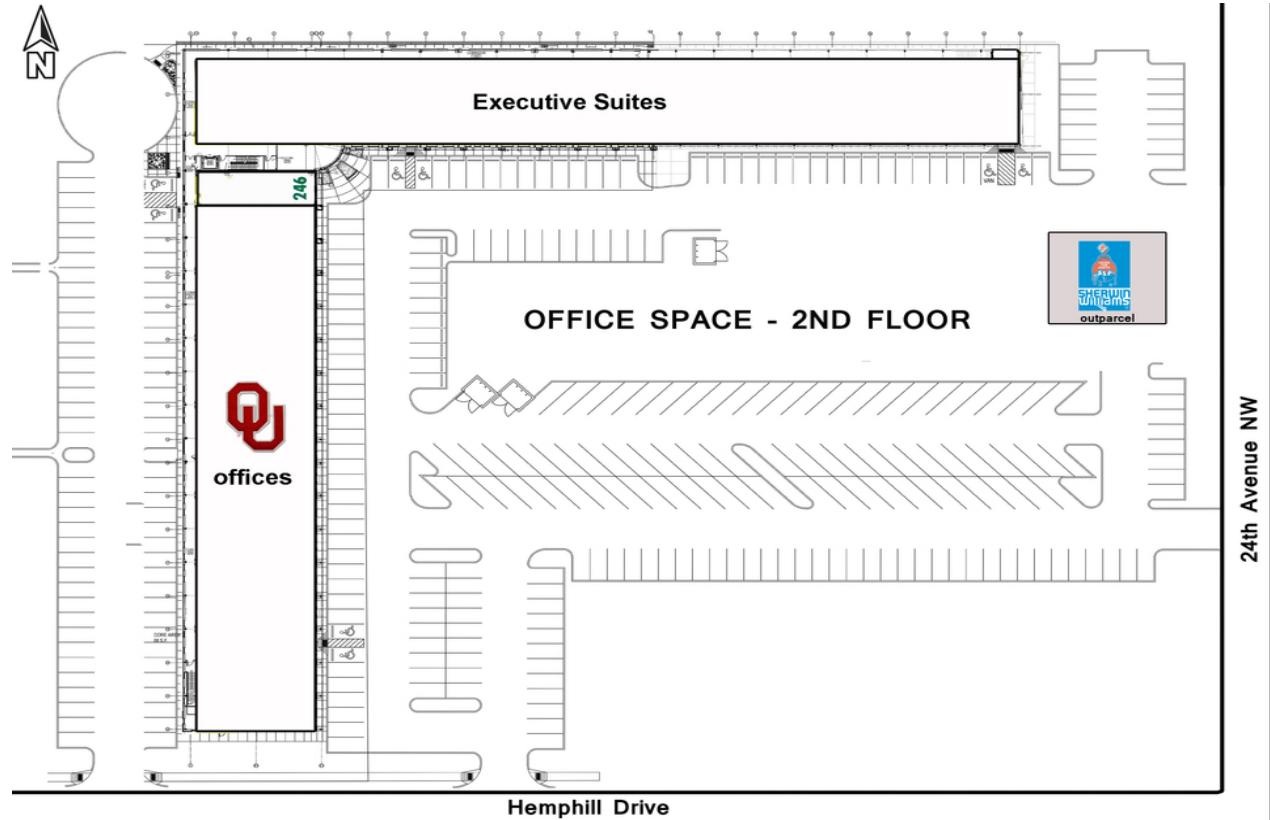
1st Floor - Retail Spaces

SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT
100 -102	AVAILABLE	1,875	142 - 144	Wild For Art	2,560
104 - 108	AVAILABLE	2,875	146	AVAILABLE	1,287
110	BA Nutrition	980	148	AVAILABLE	1,287
112-114	BA Fitness	1,960	150	AVAILABLE	1,287
116	Butter Cake Bakery	980	152	AVAILABLE	1,287
118 - 120	Float OKC	2,078	154	AVAILABLE	1,287
122	AVAILABLE	1,057	156	AVAILABLE	1,287
124	AVAILABLE	1,057	158	AVAILABLE	1,287
126-128	TIAA Cref	2,116	160 - 162	Royalty Nail & Spa	2,560
130	Redeemer Church	1,057	164	CPR - Cell Phone Repair	1,287
132-140	Events at Madison Square	8,667	166	AVAILABLE	1,287
			168	AVAILABLE	1,214
			170	AVAILABLE	1,269
			172	AVAILABLE	1,203



Madison Square

480 24th Avenue NW, Norman, OK 73069



Madison Square

480 24th Avenue NW, Norman, OK 73069



DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	104,127
Population Density	104,127
Median Age	30.9
Median Age (Male)	29.7
Median Age (Female)	32.7
Total Households	41,058
# of Persons Per HH	2.5
Average HH Income	\$63,295
Average House Value	\$165,852

TRAFFIC COUNTS (per ACOG)

24th Ave NW	north	20,044
24th Ave NW	south	22,045
Robinson	east	29,389
Robinson	west	25,725
Main St	east	28,234
Main St	west	29,574