



PROPERTY DESCRIPTION

2505 W Main Street presents a compelling retail investment or owner user opportunity in the core of Norman's primary commercial corridor. Situated on 4.9 acres with direct frontage along W Main Street and immediate access to Interstate 35, the property benefits from strong traffic counts, excellent visibility, and proximity to the University of Oklahoma and established national retailers.

The approximately 46,951 square foot, single story multi tenant building offers flexible use potential for retail, automotive, showroom, or service applications. With ample parking and strong underlying real estate fundamentals, this asset provides an opportunity to reposition, lease up, or occupy in a high demand corridor with sustained consumer activity.

OFFERING SUMMARY

Sale Price:	\$7,500,000
Lease Rate:	Negotiable
Number of Units:	2

PROPERTY HIGHLIGHTS

- 10,000-39,346 SF Available
- Former Auto Dealership
- Multiple auto bays
- Local ownership
- Prime frontage with pylon signage and strong visibility
- High traffic corridor with consistent daily flow
- Easy access to I-35 and proximity to OU
- Flexible multi-tenant layout
- 150 parking spaces (1.54/1,000 SF)
- Surrounded by national retailers, restaurants, and dense residential
- Building Class B | Year Built 1961 | Zoned C2
- Numerous overhead doors ranging in size from 10-14 ft in height

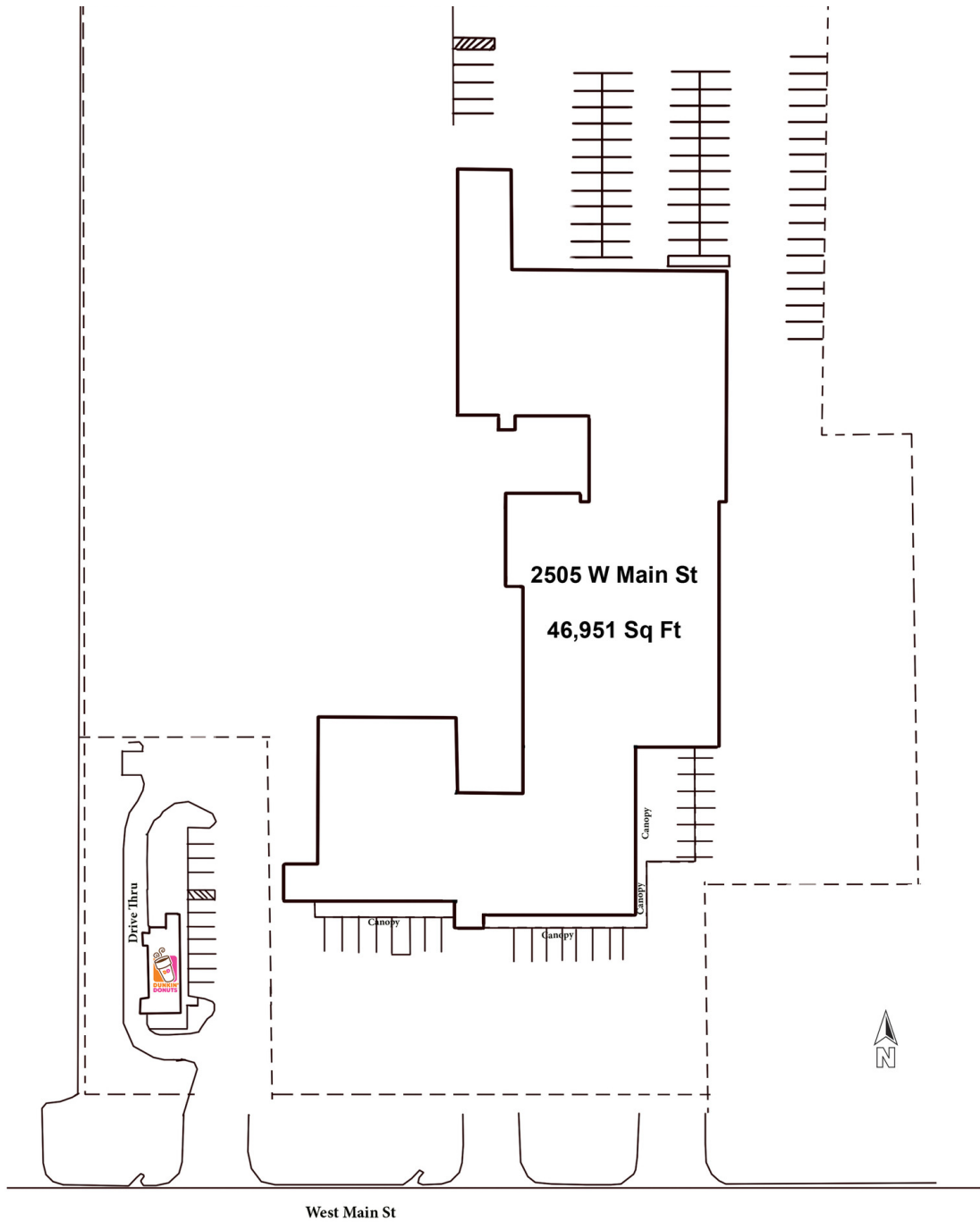
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4.9 Acre Parcel - less outparcels SF to be calculated upon Replat

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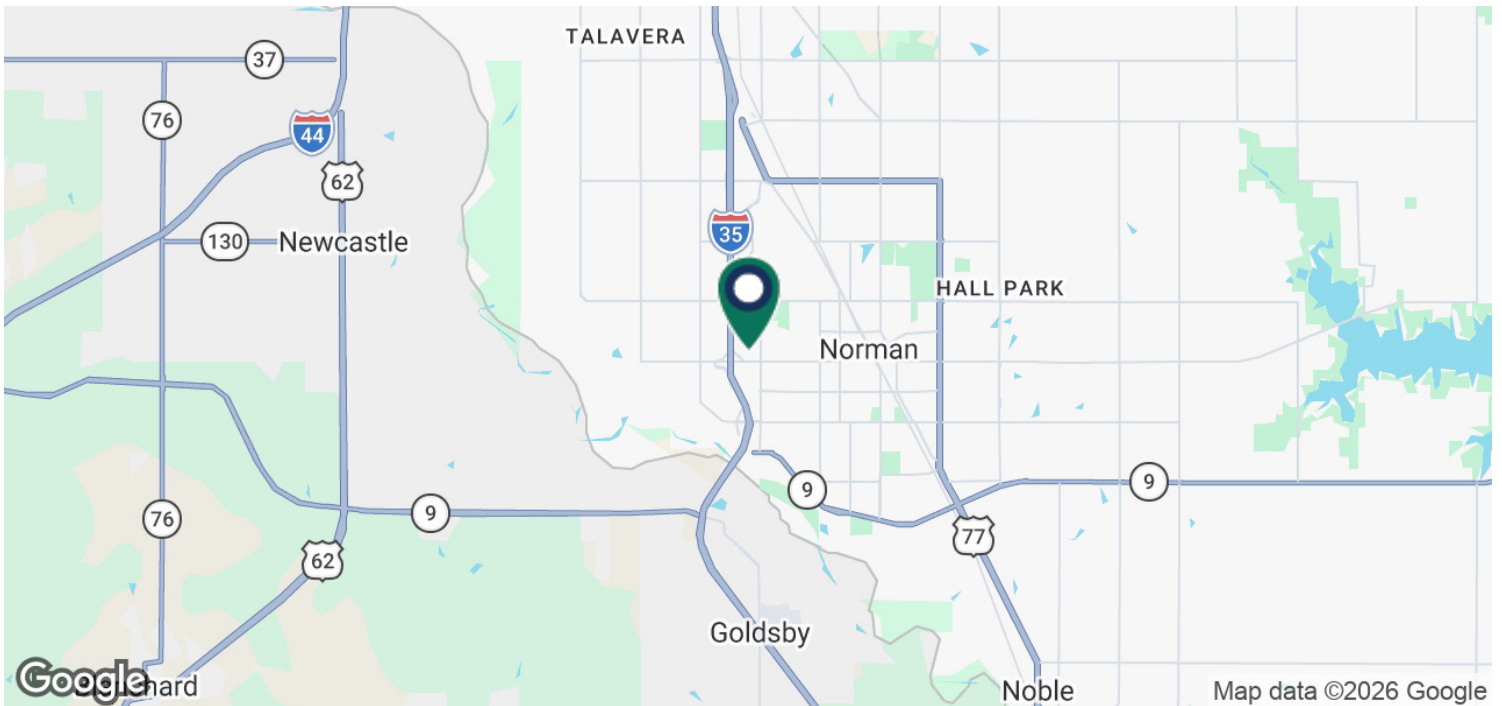
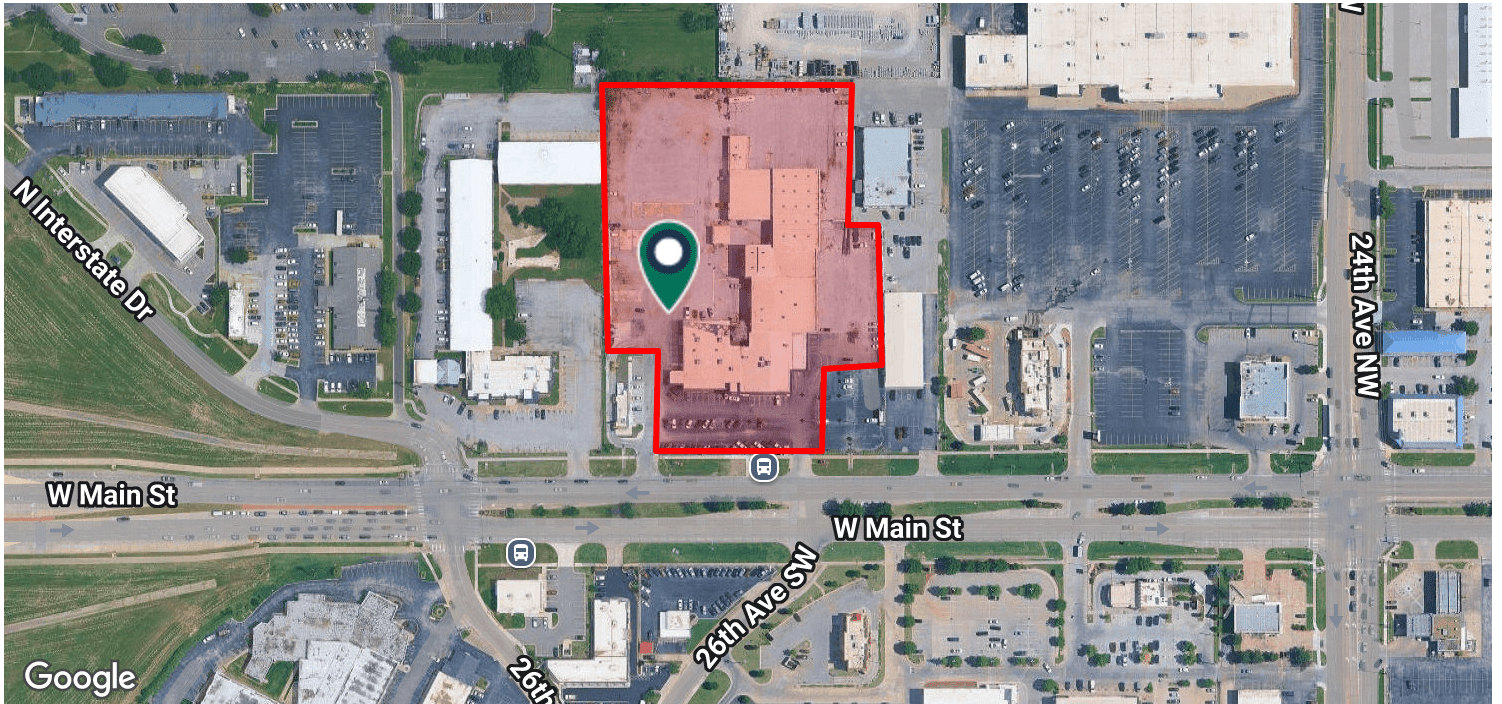
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,402	62,497	112,756
Average Age	41.0	35.5	34.0
Average Age (Male)	34.7	33.9	33.2
Average Age (Female)	45.1	37.6	35.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,284	24,776	44,953
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$75,275	\$91,327	\$89,982
Average House Value	\$260,222	\$283,463	\$278,868

2023 American Community Survey (ACS)

07102026

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