



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	87,858 SF
Available SF:	1,517 - 8,053 SF
Submarket:	Moore Norman
Traffic Counts:	
12 Ave SE:	north - 28,410
12 Ave SE:	south - 29,300
Alameda	east - 15,624
Alameda	west - 14,433

01032022

### PROPERTY OVERVIEW

This Neighborhood Center is well positioned on the east side of Norman with excellent co-tenancy providing good foot traffic, on the strong retail corridor.

National restaurant chains at the intersection include: McDonald's, Mazzio's Pizza, Tropical Smoothie and Raising Cane's. Walmart SuperCenter is located less than 1/2 mile north of Alameda.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,044	24,815	40,660
Total Population	11,472	66,460	103,559
Average HH Income	\$44,383	\$49,378	\$57,146

**EV ERNST**  
405.843.7474  
eernst@priceedwards.com  
priceedwards.com

**AARON DIEHL**  
405.843.7474 x255  
adiehl@priceedwards.com  
priceedwards.com





**EV ERNST**  
405.843.7474  
eernst@priceedwards.com  
priceedwards.com

**AARON DIEHL**  
405.843.7474 x255  
adiehl@priceedwards.com  
priceedwards.com

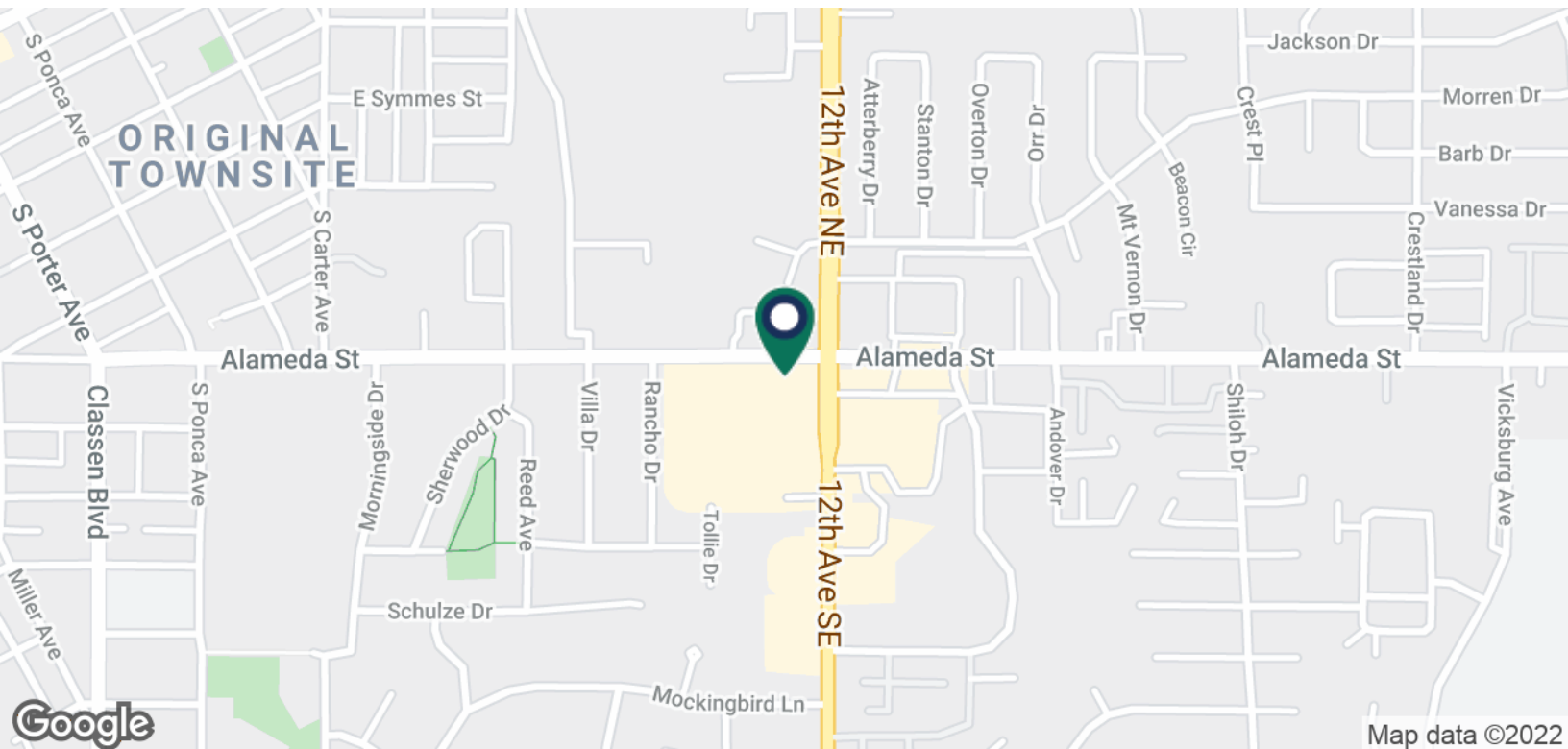
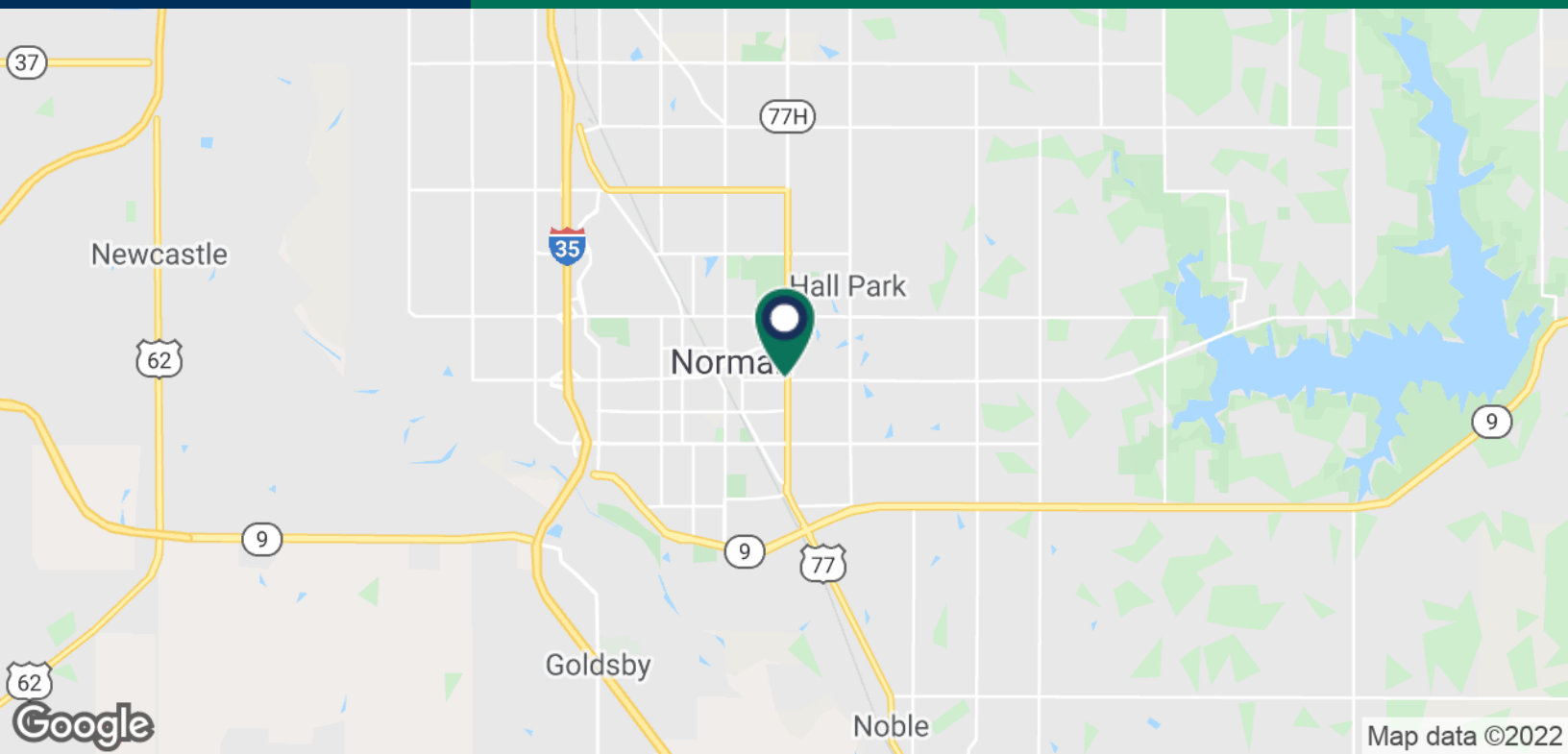


SUITE		SQ FT
124	AVAILABLE	6,709
126	AVAILABLE	8,053
128	AVAILABLE	1,705
136	AVAILABLE	1,517

EV ERNST  
405.843.7474  
eernst@priceedwards.com  
priceedwards.com

AARON DIEHL  
405.843.7474 x255  
adiehl@priceedwards.com  
priceedwards.com





**EV ERNST**  
405.843.7474  
eernst@priceedwards.com  
priceedwards.com

**AARON DIEHL**  
405.843.7474 x255  
adiehl@priceedwards.com  
priceedwards.com