

## ANATOLE SHOPPING CENTER

149-155 12TH AVENUE SOUTHEAST, NORMAN, OK 73071



### LOCATION DESCRIPTION

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. Neighbors Include Goodwill, Harbor Freight Tools, Sherwin Williams, Dickies BBQ, Dancing Crab Restaurant, Liberty Tax, and more.

11,978 Square Feet space available with playground.

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$12.00 SF/yr (NNN)
<b>Available SF:</b>	11,978 SF
<b>Building Size:</b>	64,553 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	6,230	31,531	47,624
<b>Total Population</b>	14,083	81,155	119,924
<b>Average HH Income</b>	\$60,124	\$72,708	\$83,046

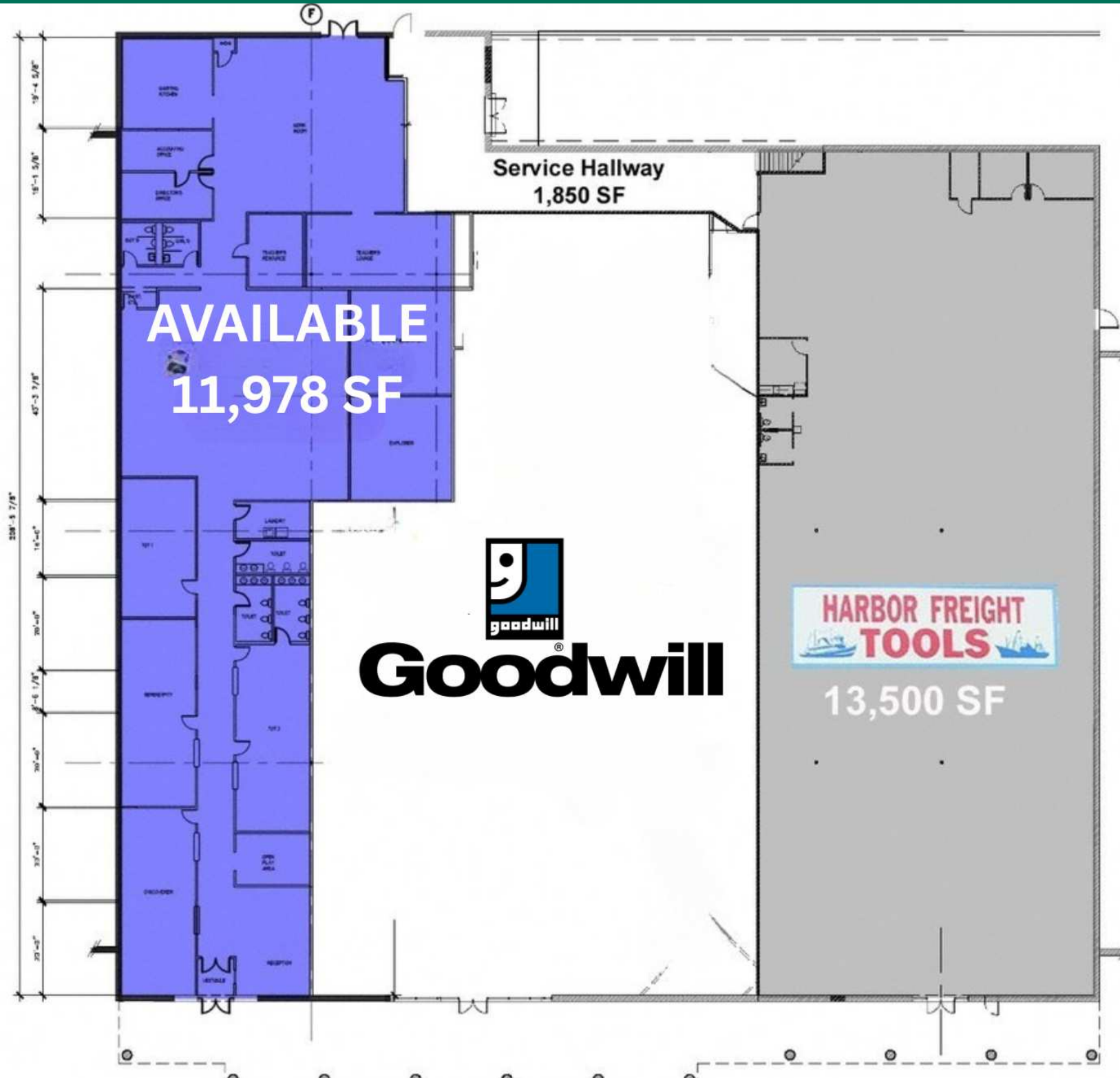
### GEORGE WILLIAMS, CCIM

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# PRICE EDWARDS AND CO.

# FOR LEASE

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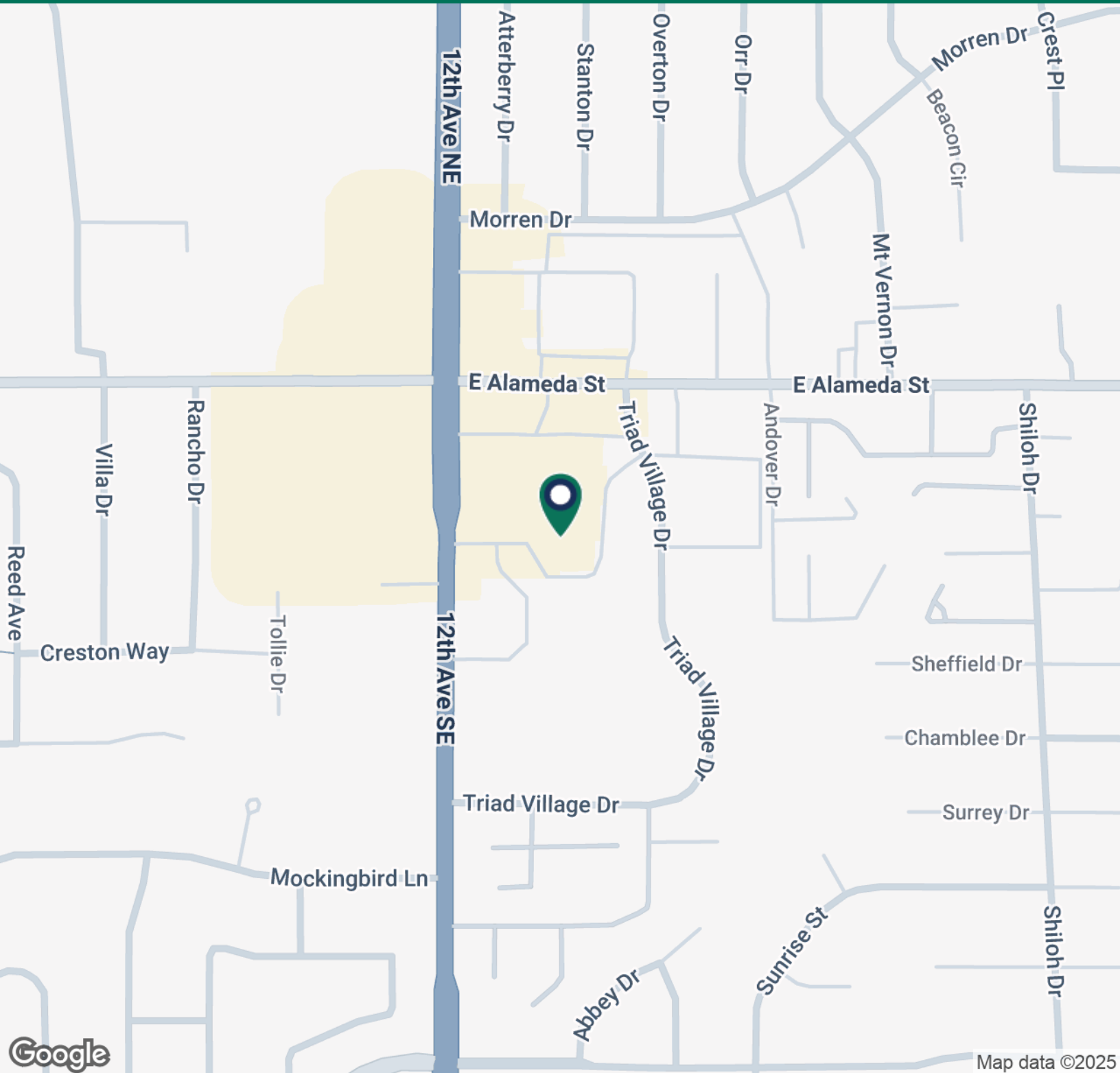
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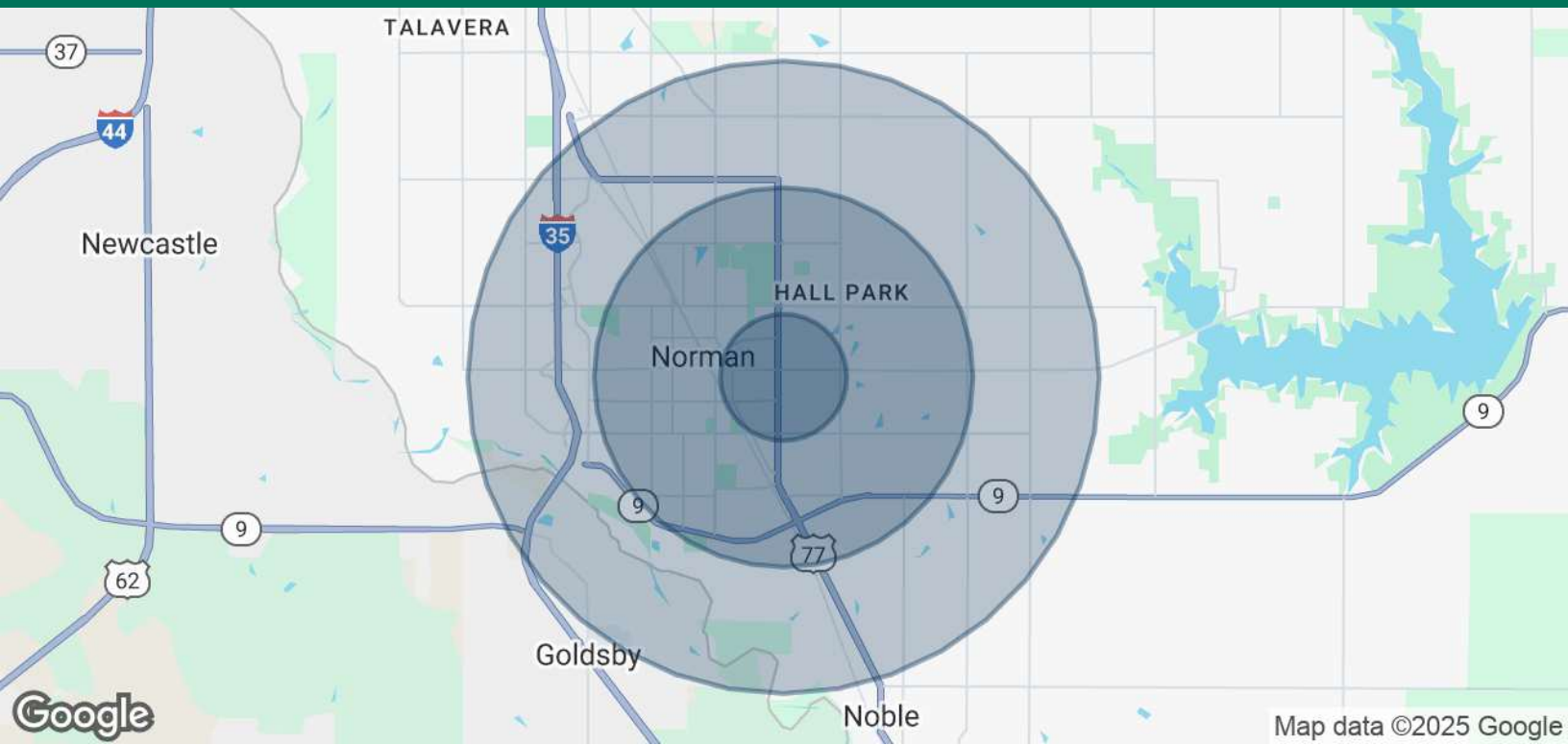
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,083	81,155	119,924
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	36	36	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,230	31,531	47,624
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$60,124	\$72,708	\$83,046
Average House Value	\$255,306	\$286,893	\$309,653

Demographics data derived from AlphaMap

07092025

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