

## HEISMAN SQUARE

1209-1249 E ALAMEDA ST NORMAN, OK 73071



### PROPERTY DESCRIPTION

1249 E Alameda Street is a 3,747 SF 2nd Generation Tanning Salon space that has been white-boxed for a new tenant use. The space includes a full 2' x 8' panel on the new monument sign on 12th Avenue SW, 3-Phase Electric with an estimated 1,000 AMPs coming into the space, over 25 Tons of HVAC, 2 ADA Restrooms, and stained and polished concrete floors.

### PROPERTY HIGHLIGHTS

- Full Panel Signage on Monument Sign on 12th Ave SW
- 3-Phase Electric
- 1000 AMPs
- Polished and Stained Concrete Floors
- 25+ Tons of HVAC air supply
- TI Allowance available for qualifying businesses
- Ideal Term is 60-120 Months

SPACES	LEASE RATE	SPACE SIZE
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1249 E Alameda St	\$16.00 - 19.00 SF/yr	3,747 SF
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### TRAFFIC COUNTS

12th Ave SE	north   south	28,410   29,300
Alameda	east   west	15,624   14,433

### OFFERING SUMMARY

Lease Rate	\$16.00 - 19.00 SF/yr (NNN)
Available SF:	3,747 SF
Lot Size:	3.71 Acres
Building Size:	29,795 SF

### AARON DIEHL

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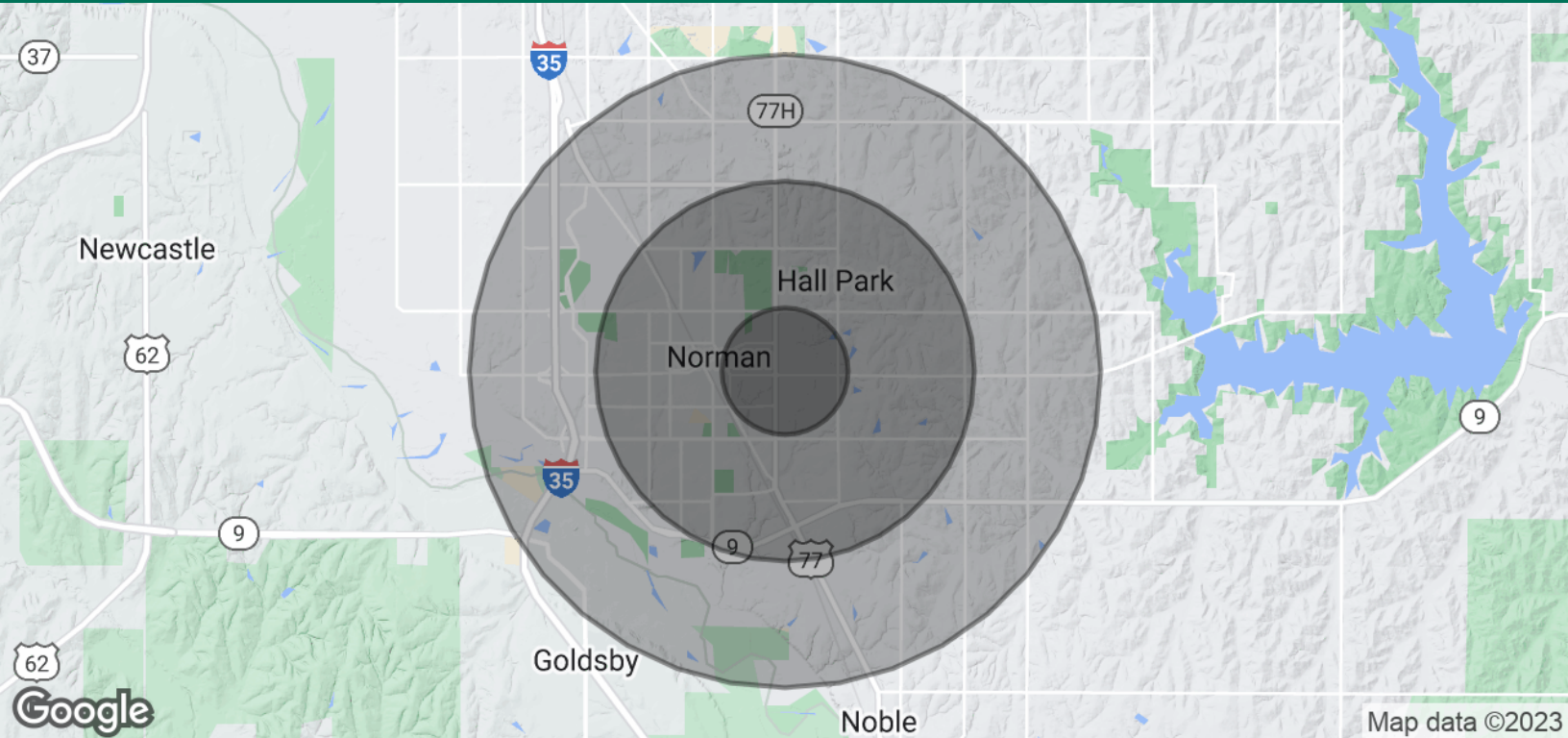
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,989	72,402	108,758
Average Age	31.0	30.1	32.9
Average Age (Male)	28.9	29.3	31.6
Average Age (Female)	32.8	32.0	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,457	30,431	47,185
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$49,354	\$56,597	\$65,569
Average House Value	\$141,810	\$149,785	\$174,301

\* Demographic data derived from 2020 ACS - US Census

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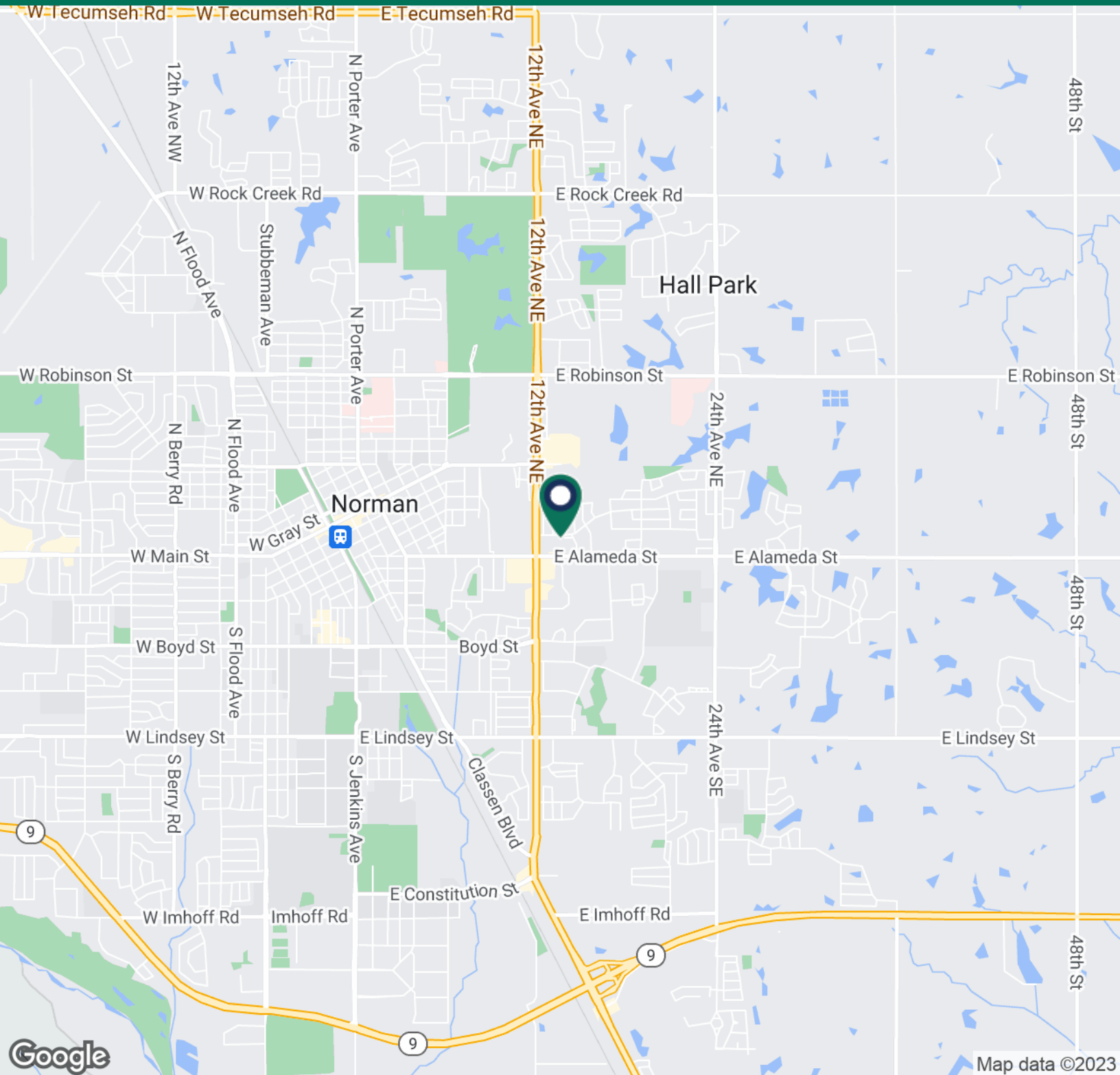
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