

Shops At University North Park

3522 24th Ave NW, Norman, OK 73069

FOR LEASE

\$28.00 SF/YR (NNN)



Details

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	1,200 SF
Lot Size:	1.85 Acres
Building Size:	12,756 SF
Cross Streets:	24th Ave NW & Tecumseh

Overview

Shops at University North Park is a high-quality, multi-tenant retail strip featuring strong visibility, modern construction, and a complementary mix of service-oriented tenants including Thai Thai, Luxe Nails & Bar, Edith & Branch Salon, El Huevo Mexi-Diner, and Deka Lash. The center offers excellent frontage, convenient access, and ample parking, making it well-suited for retail, service, or boutique restaurant concepts. One space remains available, totaling approximately 1,200 SF, providing an efficient footprint for operators looking to establish a presence in a high-growth submarket. Surrounded by a dense mix of national retailers, medical users, and daily-needs traffic drivers—including Walmart Neighborhood Market, CVS, Norman Regional HealthPlex, and multiple financial institutions—the property is positioned to capture consistent, necessity-based traffic with additional upside from ongoing development in the corridor.

George Williams, CCIM

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AND COMPANY

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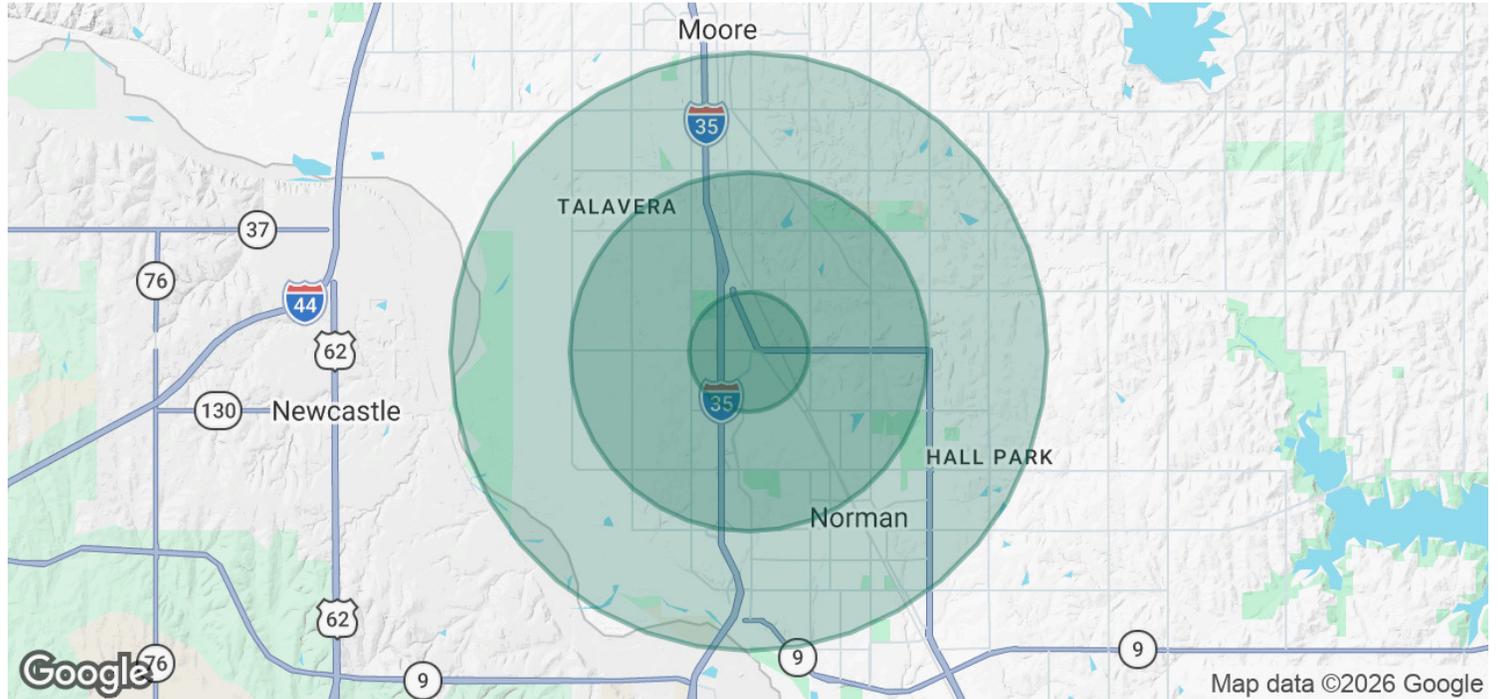
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	535	38,993	124,120
Average Age	37.0	39.6	35.2
Average Age (Male)	38.1	38.2	34.3
Average Age (Female)	34.8	40.4	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	157	16,327	47,649
# of Persons per HH	3.4	2.4	2.6
Average HH Income	\$91,818	\$104,390	\$96,293
Average House Value	\$726,615	\$305,855	\$273,042

2023 American Community Survey (ACS)

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