



### 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.

### PROPERTY HIGHLIGHTS

- 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

### OFFERING SUMMARY

<b>Sale Price:</b>	\$7,500,000
<b>Number of Units:</b>	2
<b>Lot Size:</b>	4.9 Acres
<b>Building Size:</b>	46,951 SF

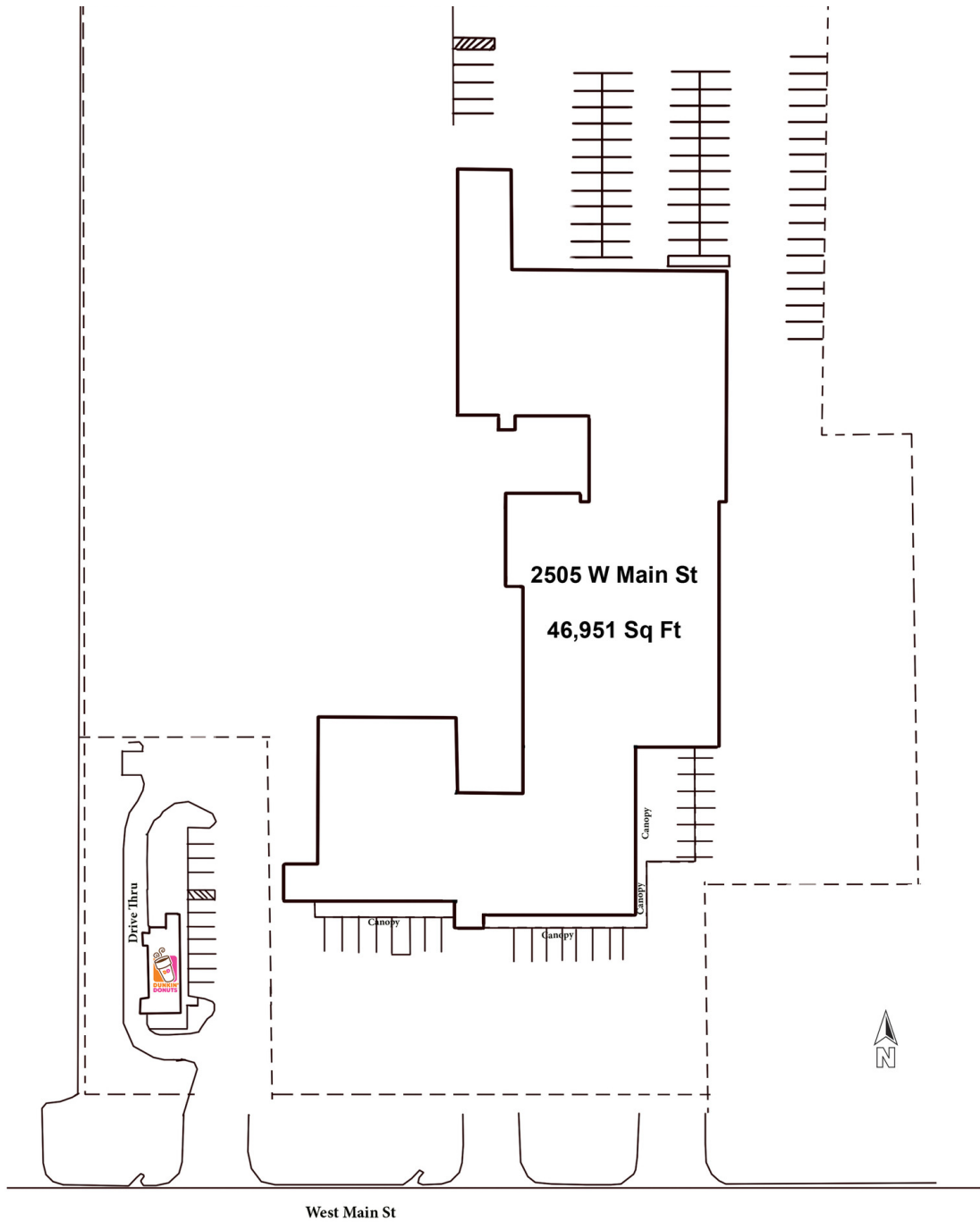
Rosha Wood

rwood@priceedwards.com  
405.239.1219

Brandy Rundel

brundel@priceedwards.com  
405.990.5337

PRICE EDWARDS AND COMPANY



West Main St

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

**Rosha Wood**

rwood@priceedwards.com  
405.239.1219

**Brandy Rundel**

brundel@priceedwards.com  
405.990.5337

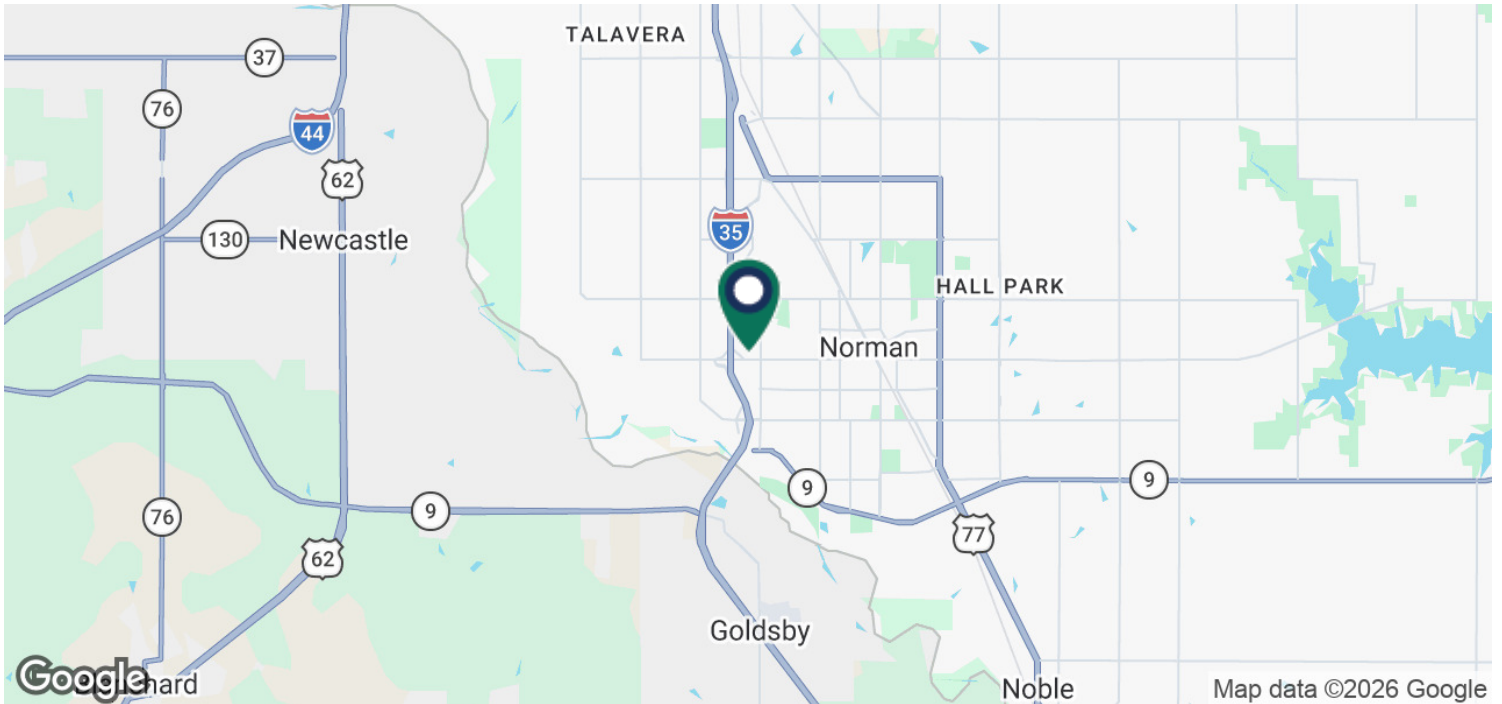
**PRICE  
EDWARDS**  
AND COMPANY



Rosha Wood  
rwood@priceedwards.com  
405.239.1219

Brandy Rundel  
brundel@priceedwards.com  
405.990.5337

PRICE  
EDWARDS  
AND COMPANY



Rosha Wood

rwood@pricedwards.com  
405.239.1219

Brandy Rundel

brundel@pricedwards.com  
405.990.5337

**PRICE  
EDWARDS**  
AND COMPANY



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Population</b>	9,402	62,497	112,756
<b>Average Age</b>	41.0	35.5	34.0
<b>Average Age (Male)</b>	34.7	33.9	33.2
<b>Average Age (Female)</b>	45.1	37.6	35.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total Households</b>	4,284	24,776	44,953
<b># of Persons per HH</b>	2.2	2.5	2.5
<b>Average HH Income</b>	\$75,275	\$91,327	\$89,982
<b>Average House Value</b>	\$260,222	\$283,463	\$278,868

2023 American Community Survey (ACS)

04202026

**Rosha Wood**

rwood@priceedwards.com  
405.239.1219

**Brandy Rundel**

brundel@priceedwards.com  
405.990.5337

**PRICE  
EDWARDS**  
AND COMPANY