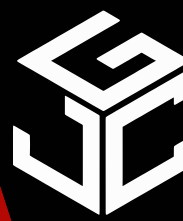


# FOR LEASE

**1014 N FLOOD AVE  
Norman, OK 73069**



**Johnson**  
Commercial Group

[JohnsonCommercialGroup.com](http://JohnsonCommercialGroup.com)



## Offering Summary

**Lease Rate: \$12.00/SF/YR**

**NNN Rate: \$1.75/SF/YR**

**Unit 1014 SF: 2,343 SF +/-**

**Building Size: 37,760 SF +/-**

**Available SF: 19,606 SF +/-**

**Zoning: C-2**

**Year Built: 1960/2025**

**Chris Johnson**  
[chris@jcgok.com](mailto:chris@jcgok.com)  
405.435.3572

## Property Overview

Suite 1014 offers 2,343 SF of versatile commercial space within the revitalized shopping center at 1010–1050 N Flood Ave in Norman. The layout includes two private offices, two private restrooms, and a rear hallway providing access to the second restroom—ideal for retail, office, or service-based users. Zoned C-2 and situated just two miles from I-35, this suite benefits from excellent visibility, easy access, and exposure to 4,394 households within a one-mile radius. The center provides ample parking and prominent storefront signage along one of Norman's busiest corridors, making this an attractive and high-traffic location for a wide range of businesses.



**BRICK & BEAM**  
REALTY

**Sally Allen**  
[sally@jcgok.com](mailto:sally@jcgok.com)  
405.623.7920

# FOR LEASE

1014 N FLOOD AVE  
Norman, OK 73069



# Johnson

Commercial Group

JohnsonCommercialGroup.com



**Chris Johnson**  
chris@jcgok.com  
405.435.3572



BRICK & BEAM  
REALTY

**Sally Allen**  
sally@jcgok.com  
405.623.7920

# FOR LEASE

1014 N FLOOD AVE  
Norman, OK 73069



# Johnson

Commercial Group

JohnsonCommercialGroup.com



**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**BRICK & BEAM**  
REALTY

**Sally Allen**  
sally@jcgok.com  
405.623.7920

# FOR LEASE

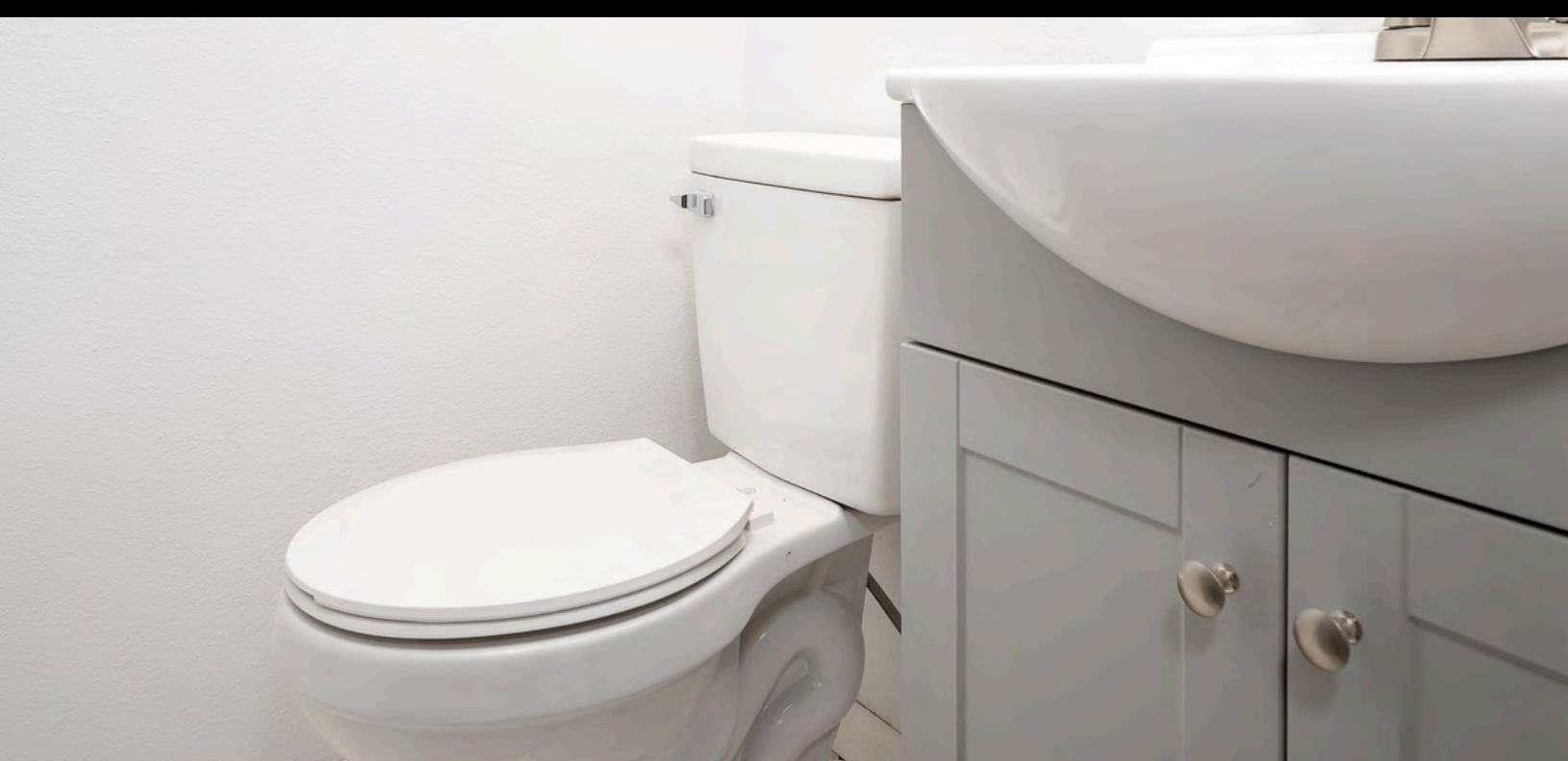
1014 N FLOOD AVE  
Norman, OK 73069



# Johnson

Commercial Group

JohnsonCommercialGroup.com



**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**BRICK & BEAM**  
REALTY

**Sally Allen**  
sally@jcgok.com  
405.623.7920

# FOR LEASE

1014 N FLOOD AVE  
Norman, OK 73069



# Johnson

Commercial Group

JohnsonCommercialGroup.com



**Chris Johnson**  
chris@jcgok.com  
405.435.3572



BRICK & BEAM  
REALTY

**Sally Allen**  
sally@jcgok.com  
405.623.7920

# FOR LEASE

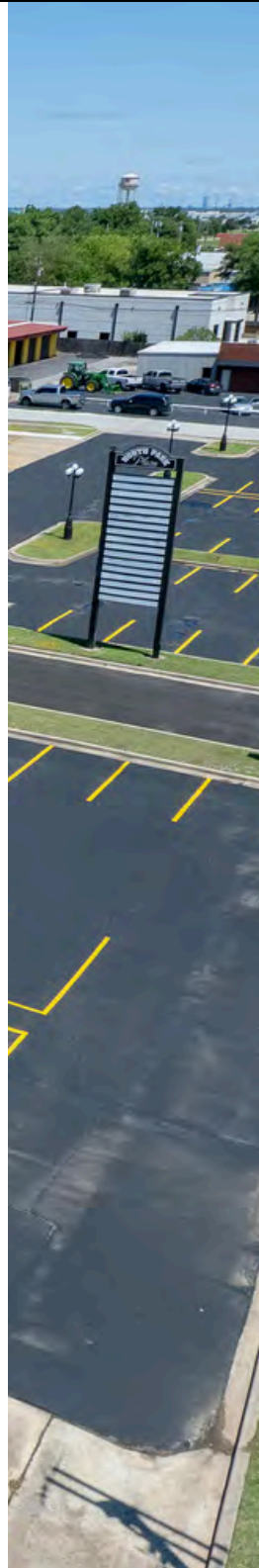
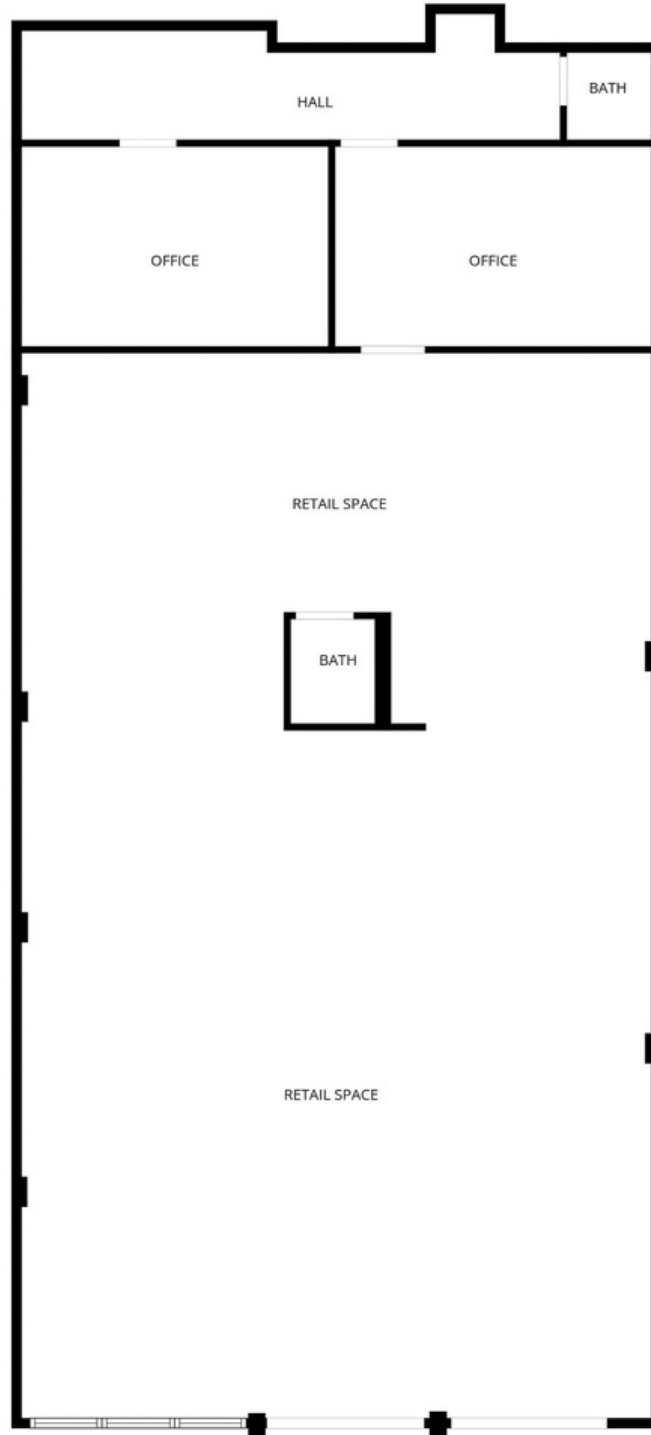
1014 N FLOOD AVE  
Norman, OK 73069



# Johnson

Commercial Group

JohnsonCommercialGroup.com



**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**Sally Allen**  
sally@jcgok.com  
405.623.7920

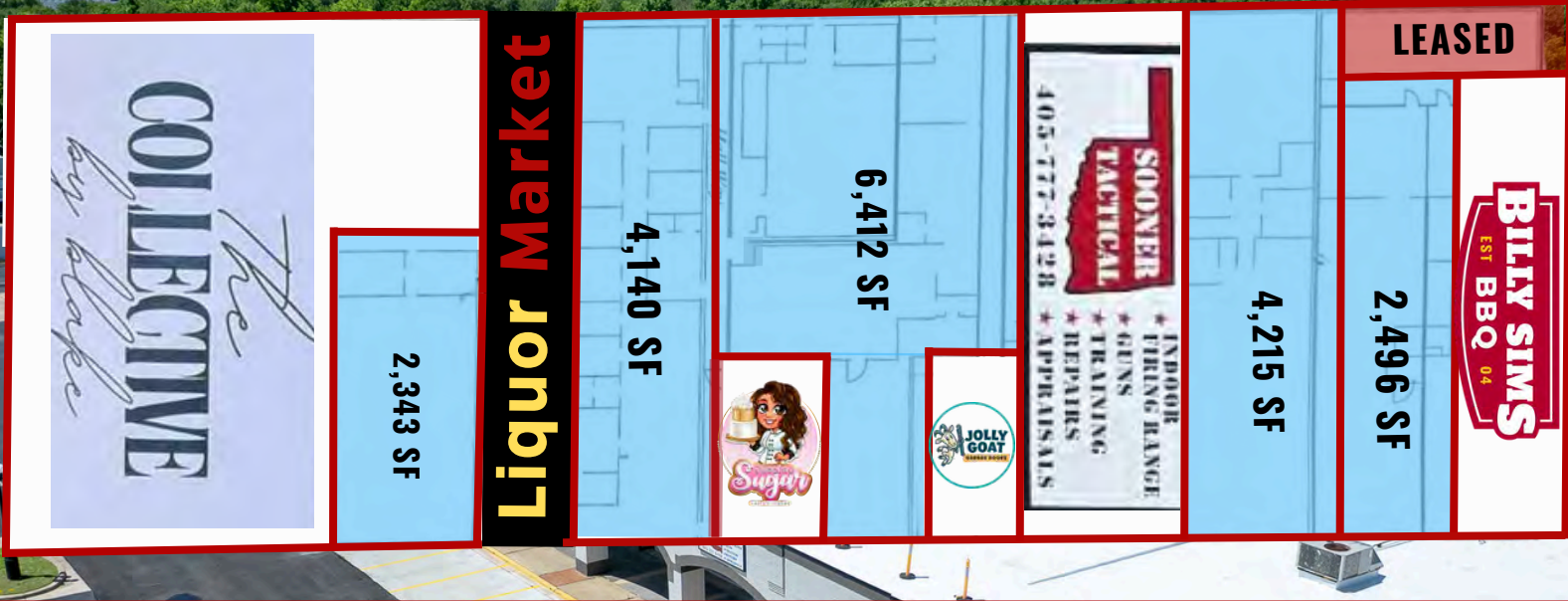
# FOR LEASE

1010-1050 N FLOOD AVE  
Norman, OK 73069



**Johnson**  
Commercial Group

JohnsonCommercialGroup.com



Unit #	Sq Ft	Base Rate
Storage Unit	700 SF	LEASED
1010 - 1012	9,042 SF	The Collective by Blake
1014	2,343 SF	\$12.00 SF/YR
1020	4,140 SF	\$10.00 SF/YR
1022/1030	6,412 SF	\$8.00 SF/YR
1024	800 SF	Sweet as Sugar
1036	800 SF	Jolly Goat Garage Doors
1038	4,208 SF	Sooner Tactical
1040	4,215 SF	\$10.00 SF/YR
1042	2,496 SF	\$12.00 SF/YR
1050	2,604 SF	Billy Sims BBQ

Chris Johnson  
chris@jcgok.com  
405.435.3572



Sally Allen  
sally@jcgok.com  
405.623.7920

# FOR LEASE

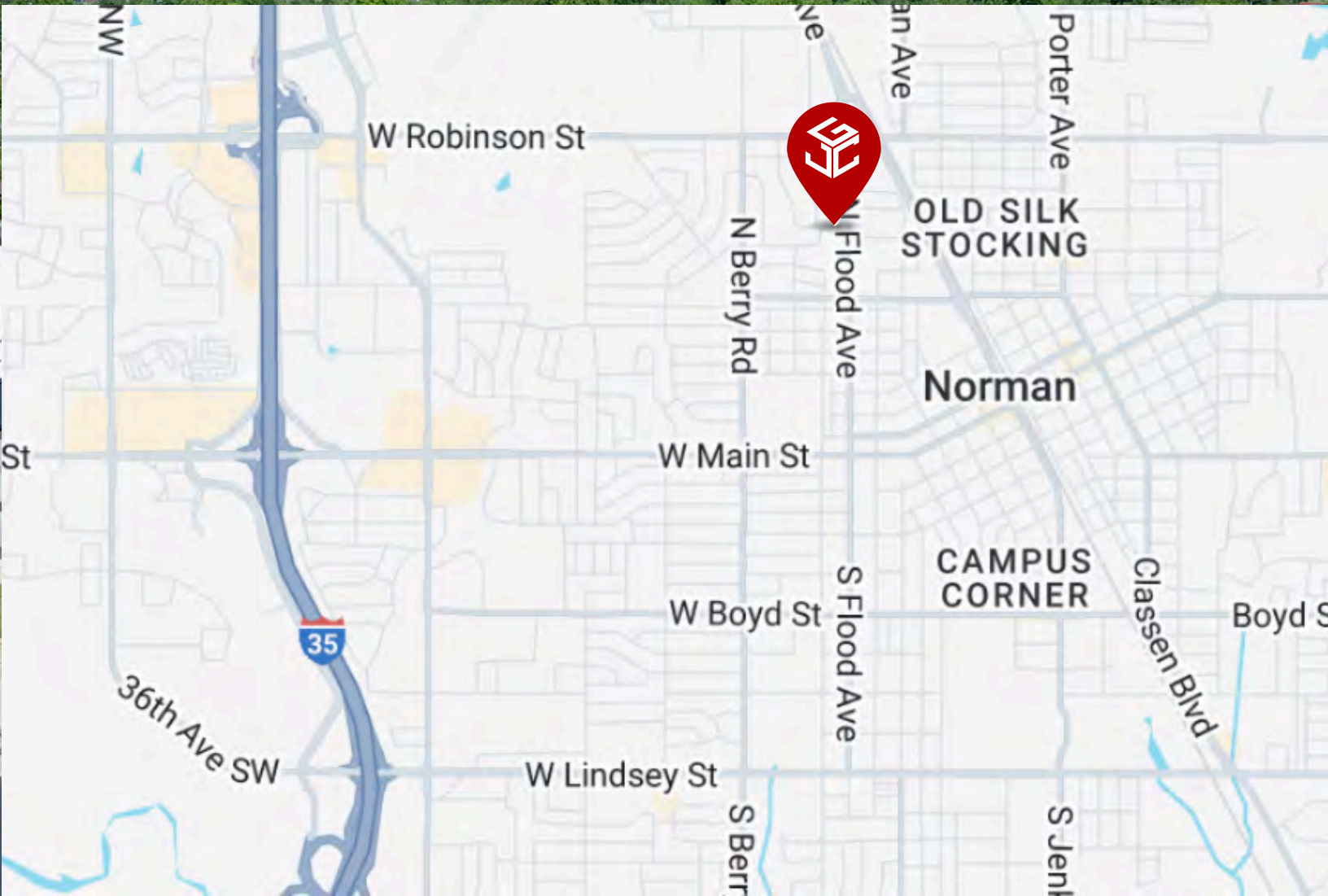
**1014 N FLOOD AVE**  
**Norman, OK 73069**



# Johnson

Commercial Group

[JohnsonCommercialGroup.com](http://JohnsonCommercialGroup.com)



**Chris Johnson**  
[chris@jcgok.com](mailto:chris@jcgok.com)  
405.435.3572



**Sally Allen**  
[sally@jcgok.com](mailto:sally@jcgok.com)  
405.623.7920

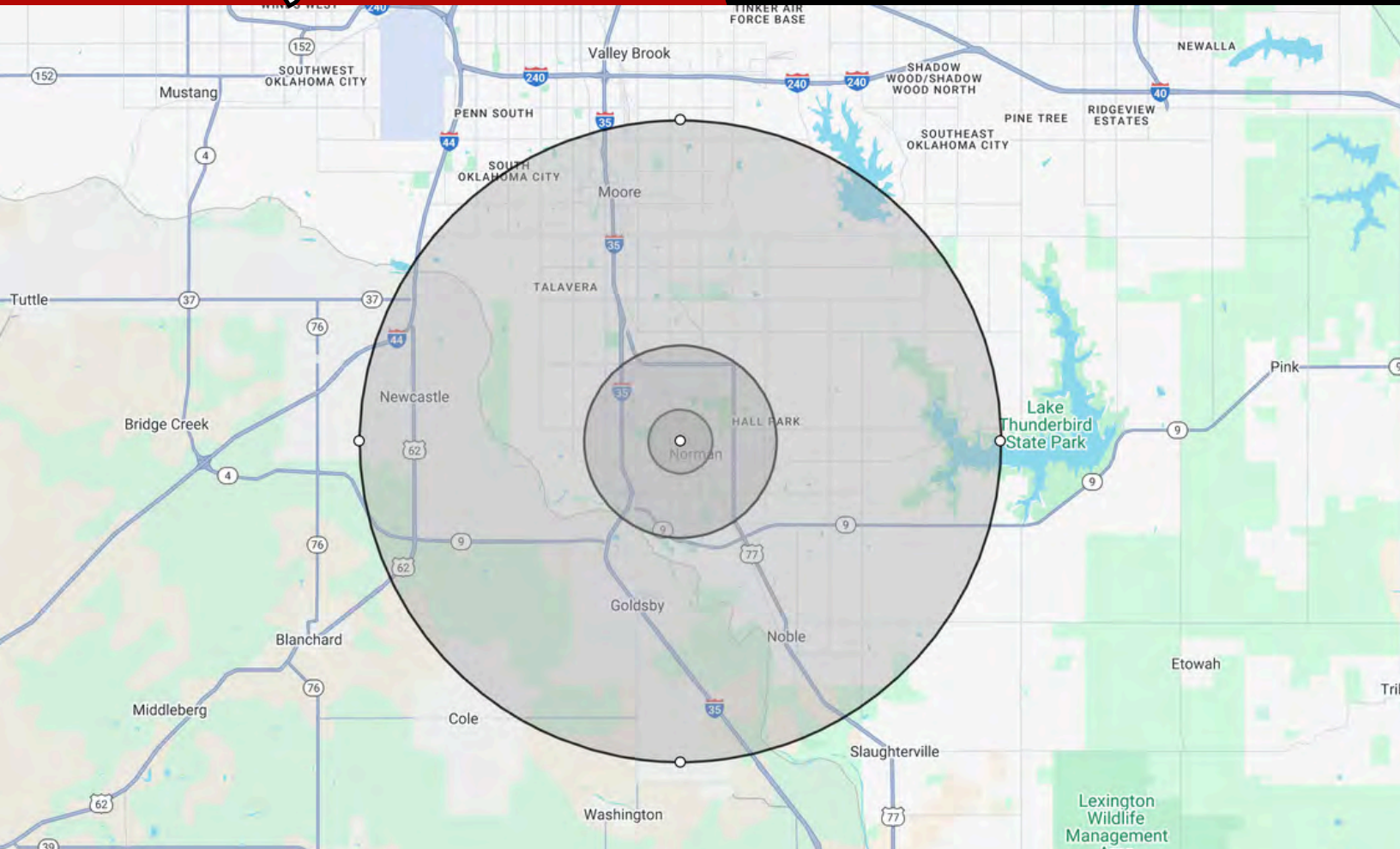
# FOR LEASE

**1014 N FLOOD AVE  
Norman, OK 73069**



**Johnson**  
Commercial Group

**JohnsonCommercialGroup.com**



## Demographics

### 1 MILE

### 3 MILE

### 10 MILE

	1 MILE	3 MILE	10 MILE
Population	10,164	87,153	247,209
Average Age	36	32	35
Employment	17,882	65,410	108,312
Households	4,394	34,565	95,237
Ave. Household Income	\$58,494	\$74,186	\$84,870
Median Household Value	\$144,952	\$194,369	\$197,556

## Traffic Count

### Average Daily Volume

**14,982 Vehicles**

Demographic data provided by CoStar

**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**Sally Allen**  
sally@jcgok.com  
405.623.7920

# FOR LEASE

**1014 N FLOOD AVE  
Norman, OK 73069**



**Johnson**  
Commercial Group

[JohnsonCommercialGroup.com](http://JohnsonCommercialGroup.com)



## **Disclaimer**

A real estate broker is not authorized to give legal or tax advice. No representation is made by Johnson Commercial Group, its agents or employees, as to the legal effect or tax consequences of the information contained herein or any transaction relating thereto. Although all information furnished regarding property sales or financing options are from sources deemed to be reliable, such information has not been verified and no express representation is made on, or is in any way implied as to the accuracy thereof and is subject to errors, omissions, change of price, or other conditions prior to sale or withdrawal without notice.

**Chris Johnson**  
[chris@jcgok.com](mailto:chris@jcgok.com)  
405.435.3572



**BRICK & BEAM**  
REALTY

**Sally Allen**  
[sally@jcgok.com](mailto:sally@jcgok.com)  
405.623.7920