

A RETAIL LEASE OPPORTUNITY

RIVER OAKS PLAZA/RETAIL

3717 W. MAIN STREET, NORMAN, OK 73072



GAYLA ARTMAN

Equity Commercial Realty Advisors, LLC
Broker Associate
(405) 640-6167 office
(405) 826-7975 cell
gartman@equityrealty.net

KARINA BALSCHUWEIT

Equity Commercial Realty Advisors, LLC
Sales Associate
(405) 640-6167 office
(405) 412-9253 cell
karinab@equityrealty.net

RIVER OAKS PLAZA/RETAIL

3717 W. MAIN STREET, NORMAN, OK 73072



OFFERING SUMMARY

Available SF:	4,000 SF
Lease Rate:	\$20 SF/yr (NNN)
Lot Size:	5.97 Acres
Building Size:	68,440
Zoning:	Commercial
Market:	Norman
Submarket:	Oklahoma City

PROPERTY OVERVIEW

Located on W. Main Street, Norman, OK, 73072, this prime property offers an exceptional leasing opportunity. Boasting a spacious [square footage] layout, with customizable floor plans to suit various business needs, this property is ideal for fostering productivity and growth. With ample parking for tenants and visitors alike, the convenience of access is unmatched. The modern amenities and attention to detail make this space perfect for a wide range of businesses, from startups to established retailers. Take advantage of this attractive leasing opportunity in a highly sought-after location at NW 36th Avenue and West Main.

PROPERTY HIGHLIGHTS

- Spacious open floor plan.
- High visibility for business exposure with multi-tenant signage
- Established area for a wide range of businesses
- 4,000 sf retail space in white box condition, available now.
- 2 ADA & 1 office
- Call about Pad site availability

GAYLA ARTMAN

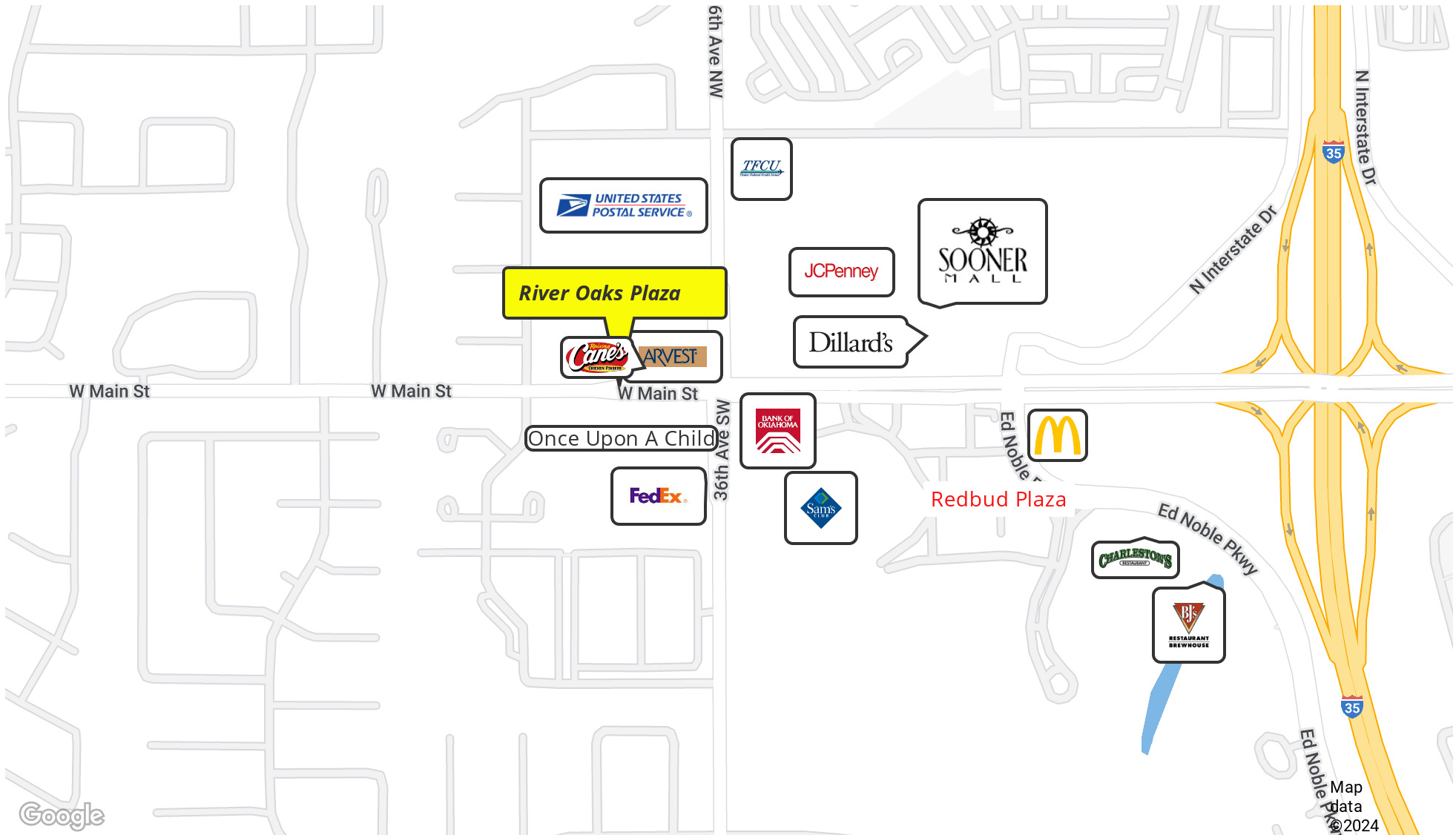
Broker Associate
Equity Commercial Realty Advisors, LLC (405) 826-7975 cell
gartman@equityrealty.net (405) 640-6167 office

KARINA BALSCHWEIT

Sales Associate
Equity Commercial Realty Advisors, LLC (405) 412-9253 cell
karinab@equityrealty.net (405) 640-6167 office

RIVER OAKS PLAZA/RETAIL

3717 W. MAIN STREET, NORMAN, OK 73072



GAYLA ARTMAN

Broker Associate

Equity Commercial Realty Advisors, LLC (405) 826-7975 cell
gartman@equityrealty.net (405) 640-6167 office

KARINA BALSCHUWEIT

Sales Associate

Equity Commercial Realty Advisors, LLC (405) 412-9253 cell
karinab@equityrealty.net (405) 640-6167 office

RIVER OAKS PLAZA/RETAIL

3717 W. MAIN STREET, NORMAN, OK 73072



GAYLA ARTMAN

Broker Associate

Equity Commercial Realty Advisors, LLC (405) 826-7975 cell
gartman@equityrealty.net (405) 640-6167 office

KARINA BALSCHUWEIT

Sales Associate

Equity Commercial Realty Advisors, LLC (405) 412-9253 cell
karinab@equityrealty.net (405) 640-6167 office

RIVER OAKS PLAZA/RETAIL

3717 W. MAIN STREET, NORMAN, OK 73072

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,000 SF	Lease Rate:	\$20 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3721 W. Main	Available	4,000 SF	NNN	\$20.00 SF/yr	White box condition with two ADA restrooms and a small breakroom.

GAYLA ARTMAN

Broker Associate

Equity Commercial Realty Advisors, LLC (405) 826-7975 cell
gartman@equityrealty.net (405) 640-6167 office

KARINA BALSCHUWEIT

Sales Associate

Equity Commercial Realty Advisors, LLC (405) 412-9253 cell
karinab@equityrealty.net (405) 640-6167 office

RIVER OAKS PLAZA/RETAIL

3717 W. MAIN STREET, NORMAN, OK 73072



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,175	43,902	99,263
Average Age	42.6	38.2	33.5
Average Age (Male)	37.0	36.3	32.1
Average Age (Female)	46.3	40.7	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,600	20,227	42,904
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$88,597	\$78,678	\$69,327
Average House Value	\$230,090	\$207,574	\$182,949

2020 American Community Survey (ACS)

GAYLA ARTMAN

Broker Associate

Equity Commercial Realty Advisors, LLC (405) 826-7975 cell
gartman@equityrealty.net (405) 640-6167 office

KARINA BALSCHUWEIT

Sales Associate

Equity Commercial Realty Advisors, LLC (405) 412-9253 cell
karinab@equityrealty.net (405) 640-6167 office