

A RETAIL LEASE OPPORTUNITY

RIVER OAKS PLAZA/RETAIL

3717 W. MAIN STREET, NORMAN, OK 73072



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OFFERING SUMMARY

Available SF:	*1,500 *4,000
Lease Rate: NNN:	\$20.00SF/yr NNN:\$3.70/p:
Lot Size:	5.97 Acre
Building Size:	68,44
Zoning:	Commerci
Market:	Normc
Submarket:	Oklahoma Ci

LOCATION OVERVIEW

The shopping center is located at the intersection of NW 36th Avenue and West Main Street. Co-Tenants include Noah's Amish Furniture, Urban Flooring, Wizards Games, Henry Hudson's, Sooner Liquor, Milani Salon, V Nails, Mariner's Finance, CWA, and the Armed Forces. Neighbors are Arvest Bank, Raising Canes, Sooner Mall, Bank of Oklahoma, US Post Office, FedEx, Vision Bank and Once Upon A Child.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
3733 W. Main Street	\$17.50 SF/yr	1,500 SF
3721 W. Main	\$20.00 SF/yr	4,000 SF

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

- 1,500 sf retail space in white box condition, available now.
- 2,272 sf of prime office space on W. Main Street.
- 4,000 sf retail space in white box condition, available now.
- Call about Pad site availability.

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LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 1,500 - 4,000 SF Lease Rate: \$17.50 - \$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3733 W. Main Street	Available	1,500 SF	NNN	\$17.50 SF/yr	White box condition with one ADA restroom.
3721 W. Main	Available	4,000 SF	NNN	\$20.00 SF/yr	White box condition with two ADA restrooms and a small breakroom.

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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)

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