

# FOR LEASE

480 24th Ave NW,  
Norman, OK 73069



# Johnson

Commercial Group

JohnsonCommercialGroup.com



## Offering Summary

**Building Size: 85,726 SF**  
**Available SF: 58,136 SF**  
**Min Divisible: 980 SF**  
**Max Cont: 10,306 SF**  
**Lease Rate: \$16-18 SF/YR**  
**NNN Rate: \$4.50 SF/YR**  
**Zoning: C-2**  
**Year Built: 2010**

## Property Overview

Now leasing at Madison Square in NW Norman—a high-visibility retail center ideally positioned near University Town Center with convenient access to I-35. The property features 23 available units totaling 58,136 SF, with flexible layouts and the ability to combine spaces to accommodate a variety of users. Surrounded by major national and local retailers including Target, Crest, and a wide mix of restaurants, this 85,726 SF center benefits from strong traffic counts and consistent consumer activity. The location is well-suited for retail, office, or service-based businesses looking to establish or expand in one of Norman's most active commercial corridors, offering excellent visibility, accessibility, and long-term growth potential.

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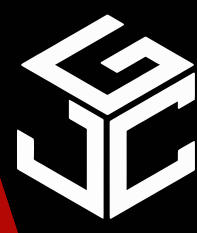
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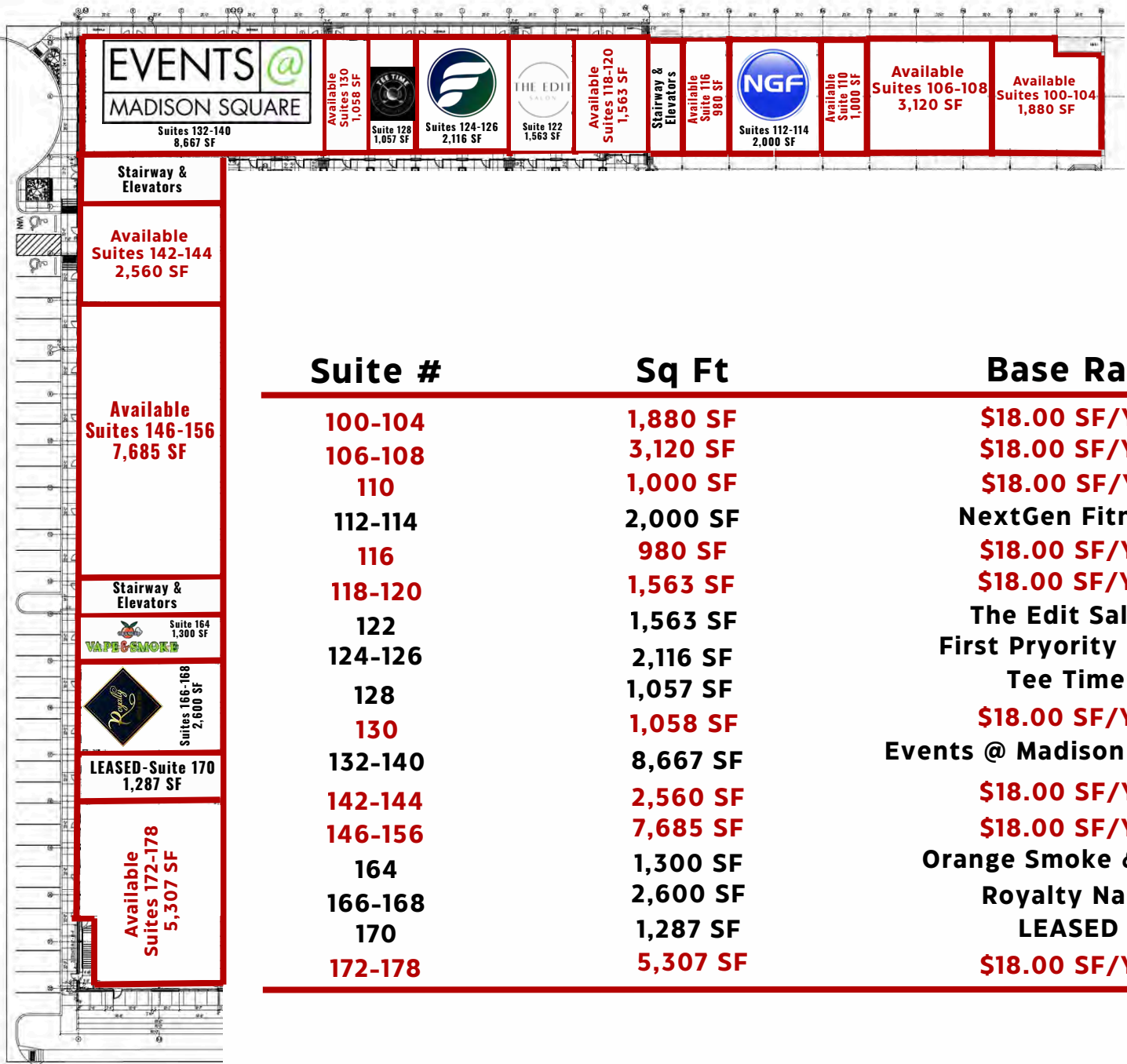
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**First Floor  
Suites 100-178**



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| Suite # | Sq Ft    | Base Rate               |
|---------|----------|-------------------------|
| 100-104 | 1,880 SF | \$18.00 SF/YR           |
| 106-108 | 3,120 SF | \$18.00 SF/YR           |
| 110     | 1,000 SF | \$18.00 SF/YR           |
| 112-114 | 2,000 SF | NextGen Fitness         |
| 116     | 980 SF   | \$18.00 SF/YR           |
| 118-120 | 1,563 SF | \$18.00 SF/YR           |
| 122     | 1,563 SF | The Edit Salon          |
| 124-126 | 2,116 SF | First Priority Bank     |
| 128     | 1,057 SF | Tee Time                |
| 130     | 1,058 SF | \$18.00 SF/YR           |
| 132-140 | 8,667 SF | Events @ Madison Square |
| 142-144 | 2,560 SF | \$18.00 SF/YR           |
| 146-156 | 7,685 SF | \$18.00 SF/YR           |
| 164     | 1,300 SF | Orange Smoke & Vape     |
| 166-168 | 2,600 SF | Royalty Nails           |
| 170     | 1,287 SF | LEASED                  |
| 172-178 | 5,307 SF | \$18.00 SF/YR           |

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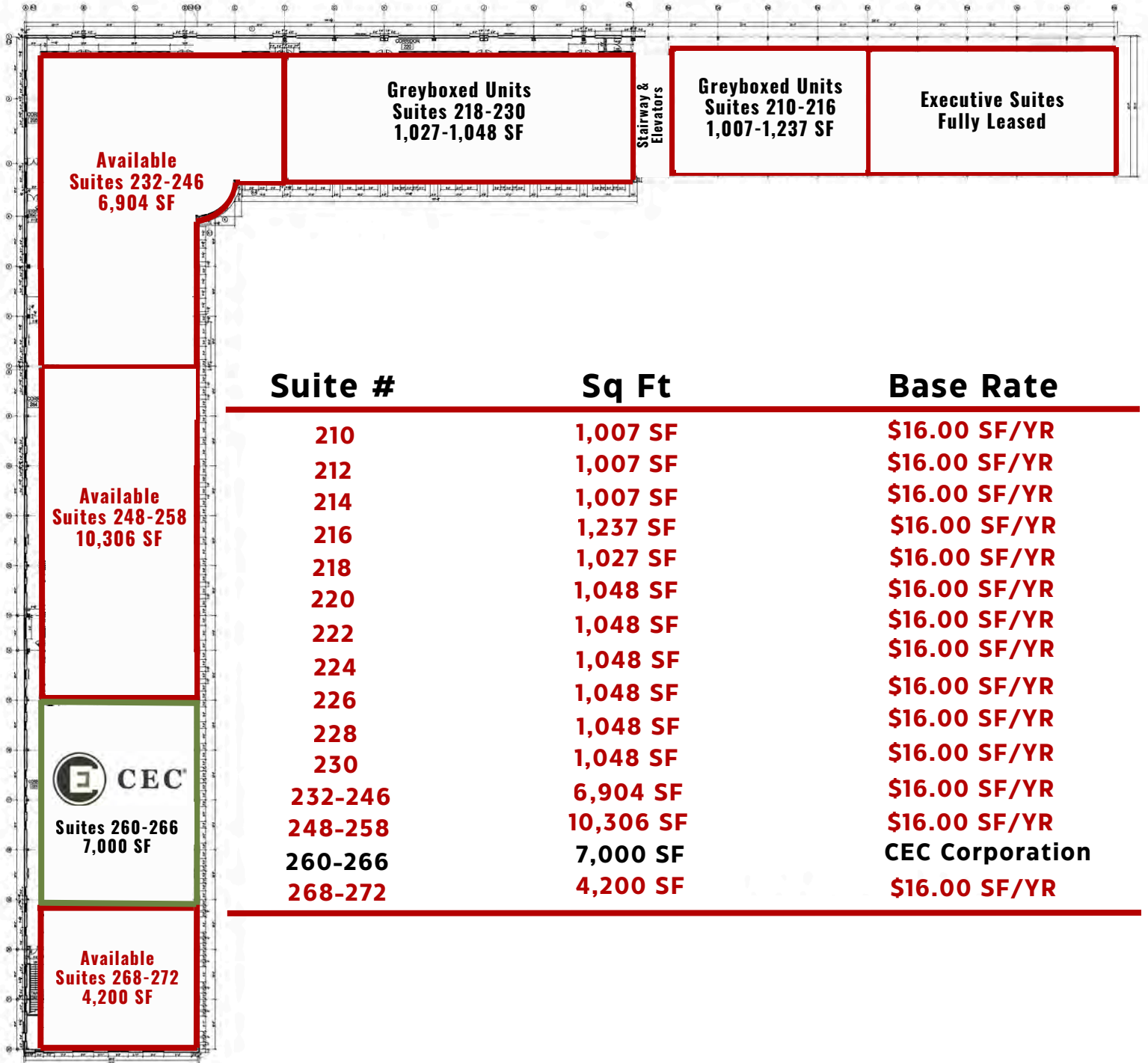
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**Second Floor  
Suites 210-272**



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| Suite # | Sq Ft     | Base Rate       |
|---------|-----------|-----------------|
| 210     | 1,007 SF  | \$16.00 SF/YR   |
| 212     | 1,007 SF  | \$16.00 SF/YR   |
| 214     | 1,007 SF  | \$16.00 SF/YR   |
| 216     | 1,237 SF  | \$16.00 SF/YR   |
| 218     | 1,027 SF  | \$16.00 SF/YR   |
| 220     | 1,048 SF  | \$16.00 SF/YR   |
| 222     | 1,048 SF  | \$16.00 SF/YR   |
| 224     | 1,048 SF  | \$16.00 SF/YR   |
| 226     | 1,048 SF  | \$16.00 SF/YR   |
| 228     | 1,048 SF  | \$16.00 SF/YR   |
| 230     | 1,048 SF  | \$16.00 SF/YR   |
| 232-246 | 6,904 SF  | \$16.00 SF/YR   |
| 248-258 | 10,306 SF | \$16.00 SF/YR   |
| 260-266 | 7,000 SF  | CEC Corporation |
| 268-272 | 4,200 SF  | \$16.00 SF/YR   |

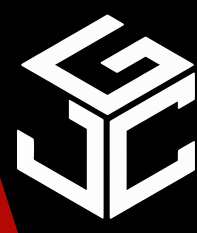
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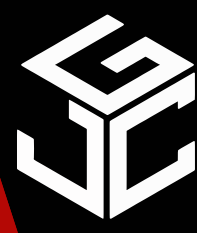
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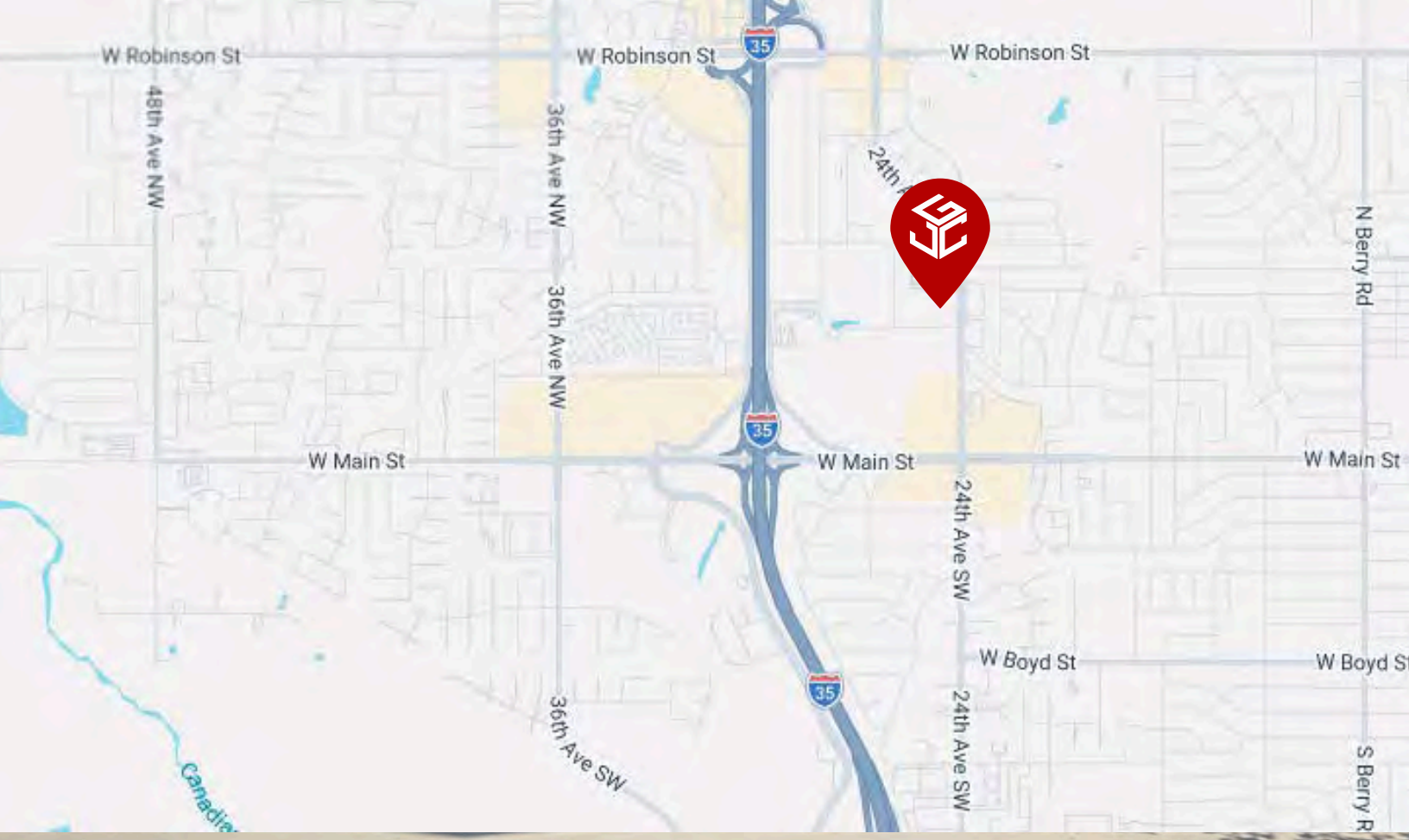
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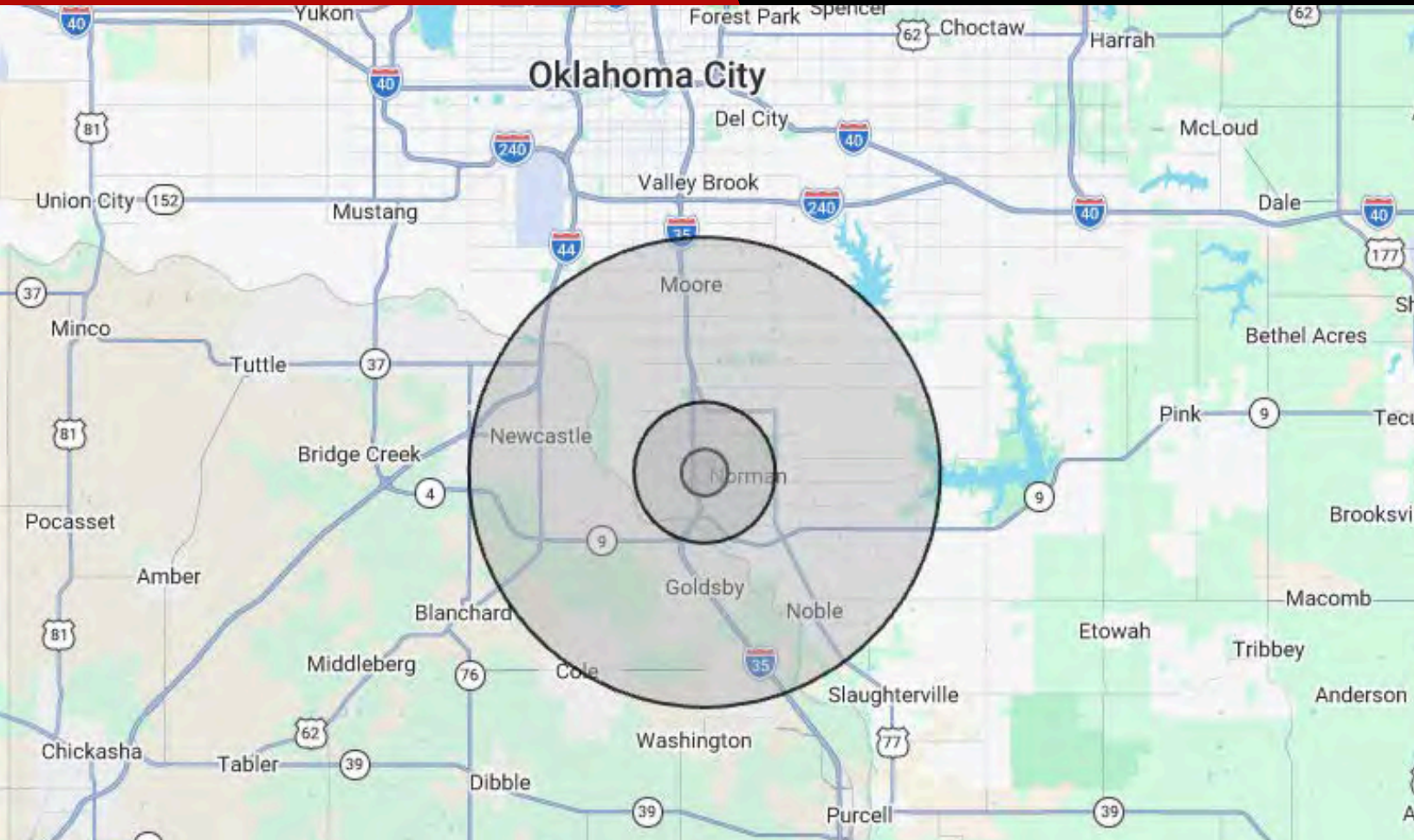
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## Demographics

### 1 MILE

### 3 MILE

### 10 MILE

|                        |           |           |           |
|------------------------|-----------|-----------|-----------|
| Population             | 7,158     | 68,829    | 250,126   |
| Average Age            | 40        | 32        | 35        |
| Employment             | 9,453     | 70,865    | 118,888   |
| Households             | 3,196     | 26,766    | 96,363    |
| Ave. Household Income  | \$72,333  | \$81,299  | \$85,537  |
| Median Household Value | \$191,041 | \$222,962 | \$199,560 |

## Traffic Count

### Average Daily Volume

**18,451 Vehicles**

Demographic data provided by CoStar

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## Disclaimer

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