

RESTAURANT BUILDING FOR LEASE

2130 ALAMEDA ST

NORMAN, OK 73071



IMPROVED
PRICING



JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
Founding Principal
(405) 640-6167 office
(405) 640-6167 cell
jjhatfield@equityrealty.net



OFFERING SUMMARY

Lease Rate (Monthly): \$3,850 NNN

NNN Rates:

Insurance: \$465/mo.

Taxes: \$748/mo.

Building Size: 5,584 SF

Lot Size: 1.41 Acres

Year Built/Renovated: 1972 / 2022

Parking (On-Site): 95 Spots

Zoning: C-2

PROPERTY HIGHLIGHTS

- IMPROVED PRICING! Great Visibility on Alameda Street - High Traffic Area, 15,000+ Vehicles/Day
- Current Mexican Restaurant - Kitchen w/ Equipment, Bar Area & Seating, Multiple Dining Areas, Large Outdoor Patio | Comfortably Seats 70 Inside (furniture not included). Additional Upstairs Room (150 SF mol) Accessible by Exterior Staircase
- Improvements (2024): New Ansel System Installed in Kitchen on Vent Hoods | (2022) New Roof, Updated Landscaping, New Ceiling Tile Throughout, New Condensing Units (Walk-In Freezer/Cooler), New Hot Water Tank & Plumbing up to code
- Major Nearby Retailers: Homeland, Harbor Freight, Mazzio's, 7-Eleven, and more.
- Judy J. Hatfield, Broker / Owner
- VIEW PROPERTY VIDEO HERE: <https://vimeo.com/1091882007/c5ccfa8cf1?share=copy>

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,929	25,514	42,654
Total Population	11,739	66,591	106,156
Average HH Income	\$65,514	\$76,416	\$83,283

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