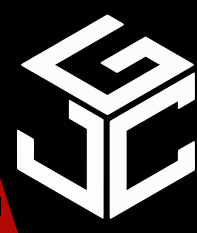


FOR LEASE

**1010-1050 N FLOOD AVE
Norman, OK 73069**



Johnson

Commercial Group

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Offering Summary

Building Size: 37,760 SF
Available SF: 19,606 SF
Min Divisible: 2,343 SF
Max Cont: 10,552 SF
Lease Rate: \$8-\$12 SF/YR
NNN Rate: \$1.75 SF/YR
Zoning: C-2
Year Built: 1960/2025

Property Overview

Now leasing at 1010-1050 N Flood Ave in Norman, OK – a revitalized shopping center under new ownership offering 19,606 SF of flexible space zoned C-2. Suites range from 2,343 SF to 10,552 SF, making this property ideal for a variety of uses including retail, office, medical, fitness, service-based businesses, and restaurants—with drive-thru potential available on an end-cap unit. Located just 2 miles from I-35 with high visibility and easy access, this site is surrounded by strong traffic and 4,394 households within a one-mile radius. Each suite offers storefront signage, ample parking, and the flexibility to accommodate growing businesses in Norman.

Chris Johnson
chris@jcgok.com
405.435.3572



BRICK & BEAM
REALTY

Sally Allen
sally@jcgok.com
405.623.7920

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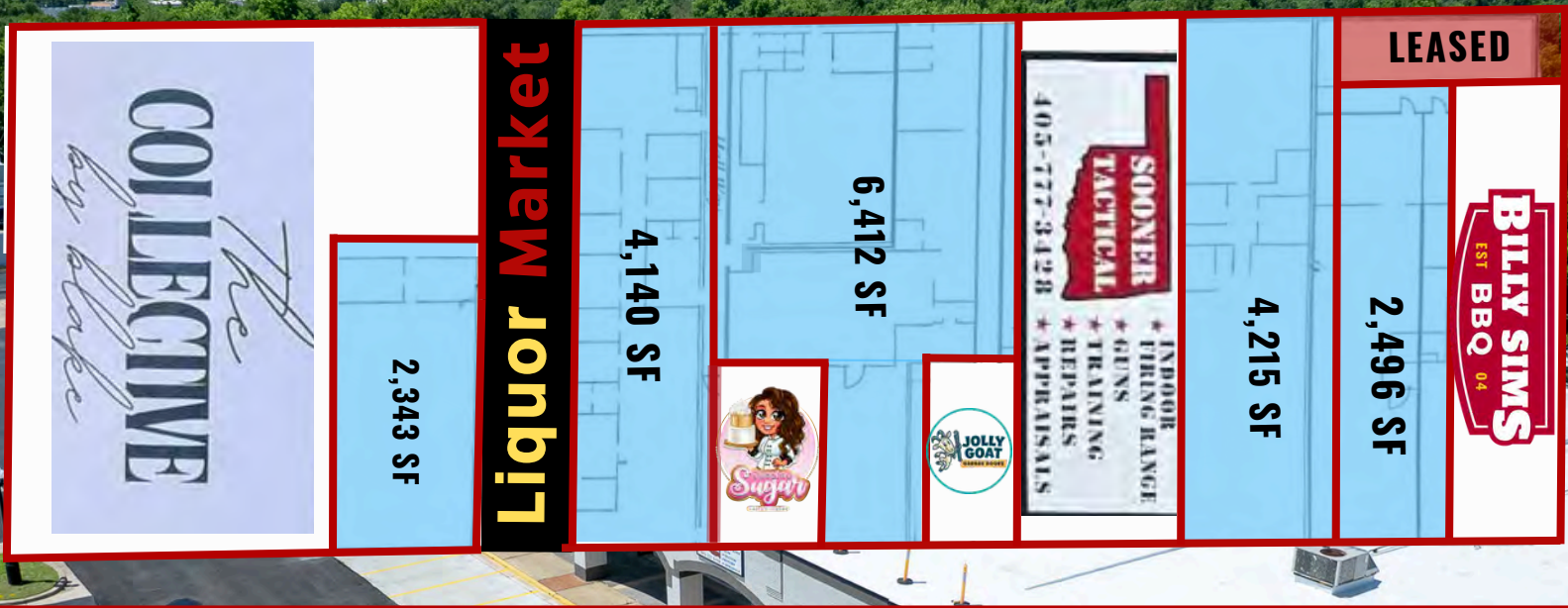
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Unit #	Sq Ft	Base Rate
Storage Unit	700 SF	LEASED
1010 - 1012	9,042 SF	The Collective by Blake
1014	2,343 SF	\$12.00 SF/YR
1020	4,140 SF	\$10.00 SF/YR
1022/1030	6,412 SF	\$8.00 SF/YR
1024	800 SF	Sweet as Sugar
1036	800 SF	Jolly Goat Garage Doors
1038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

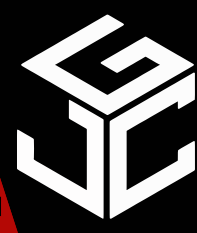
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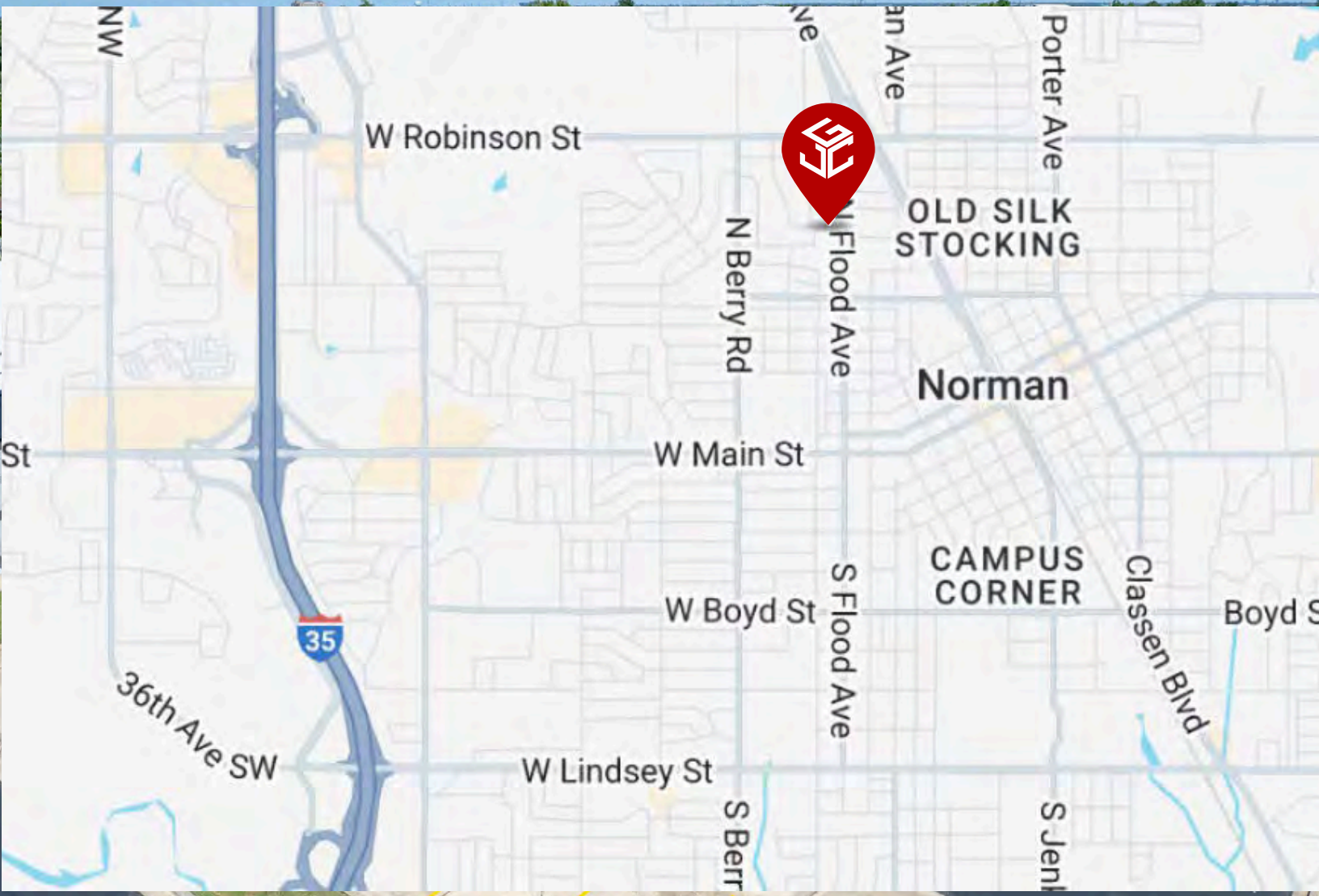
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