

# FOR LEASE

480 24th Ave NW,  
Norman, OK 73069



# Johnson

Commercial Group

JohnsonCommercialGroup.com



## Offering Summary

**Building Size: 85,726 SF**

**Available SF: 67,136 SF**

**Min Divisible: 980 SF**

**Max Cont: 39,983 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 25 available units totaling 67,136 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. The second floor suites may be combined to create a single contiguous space totaling 39,983 SF.

**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**BRICK & BEAM**  
REALTY

**Sally Allen**  
sally@jcgok.com  
405.623.7920

# FOR LEASE

480 24th Ave NW,  
Norman, OK 73069



# Johnson

Commercial Group

JohnsonCommercialGroup.com



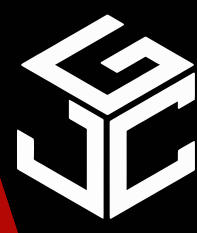
**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**Sally Allen**  
sally@jcgok.com  
405.623.7920

# FOR LEASE

480 24th Ave NW,  
Norman, OK 73069



# Johnson

Commercial Group

JohnsonCommercialGroup.com



**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**Sally Allen**  
sally@jcgok.com  
405.623.7920

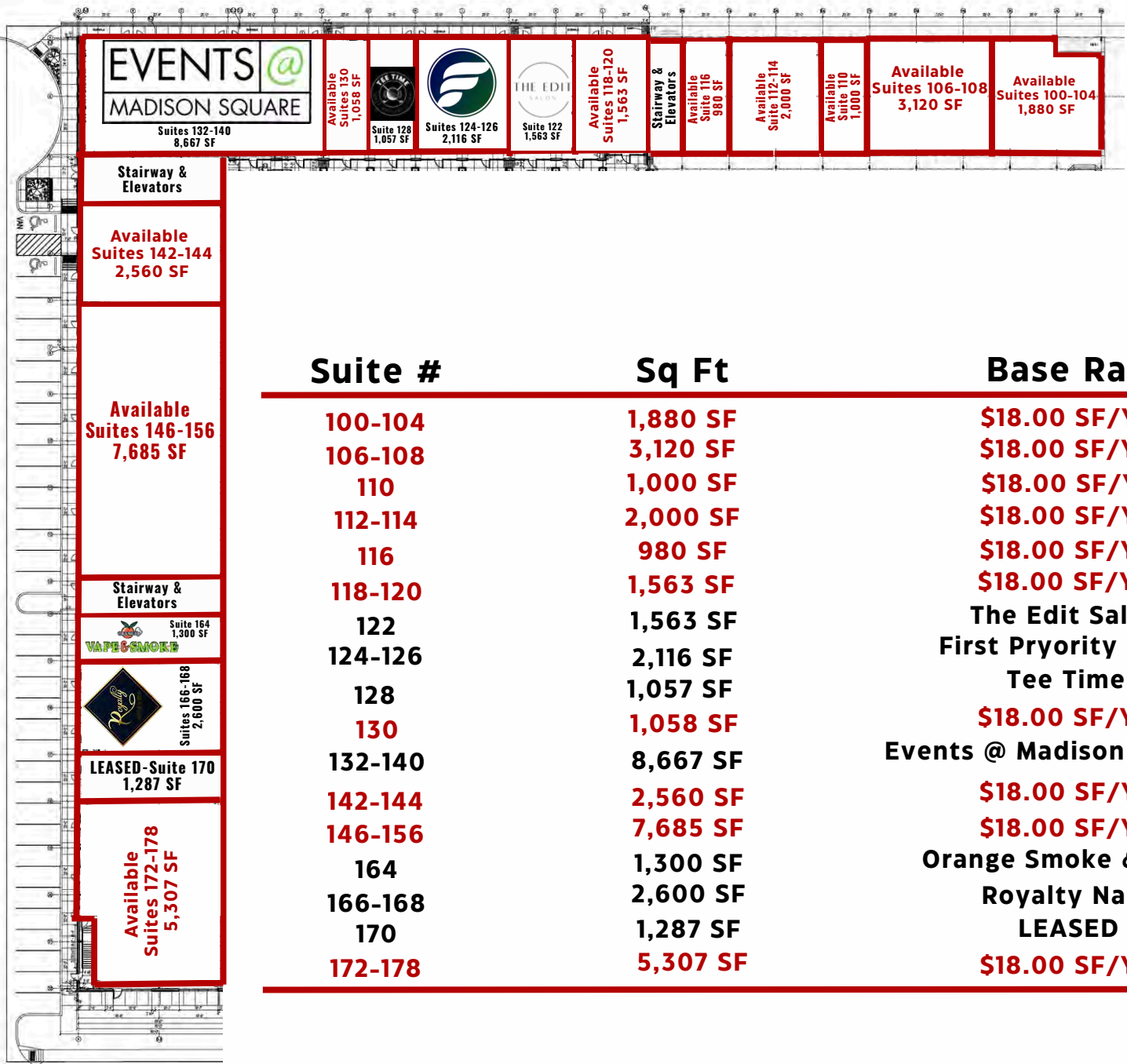
# FOR LEASE

**First Floor  
Suites 100-178**



**Johnson**  
Commercial Group

JohnsonCommercialGroup.com



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	\$18.00 SF/YR
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

**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**Sally Allen**  
sally@jcgok.com  
405.623.7920

# FOR LEASE

Second Floor  
Suites 210-272



**Johnson**  
Commercial Group

JohnsonCommercialGroup.com

**Suites 210-272**  
**39,983 SF of Available**  
**Contiguous Space**

**Executive Suites**  
**Fully Leased**

## 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	\$16.00 SF/YR
268-272	4,200 SF	\$16.00 SF/YR

**Chris Johnson**  
chris@jcgok.com  
405.435.3572

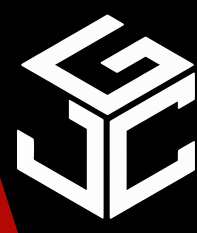


**BRICK & BEAM**  
REALTY

**Sally Allen**  
sally@jcgok.com  
405.623.7920

# FOR LEASE

480 24th Ave NW,  
Norman, OK 73069



# Johnson

Commercial Group

JohnsonCommercialGroup.com



**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**Sally Allen**  
sally@jcgok.com  
405.623.7920

# FOR LEASE

480 24th Ave NW,  
Norman, OK 73069



# Johnson

Commercial Group

JohnsonCommercialGroup.com



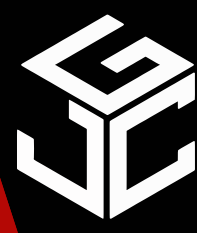
**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**Sally Allen**  
sally@jcgok.com  
405.623.7920

# FOR LEASE

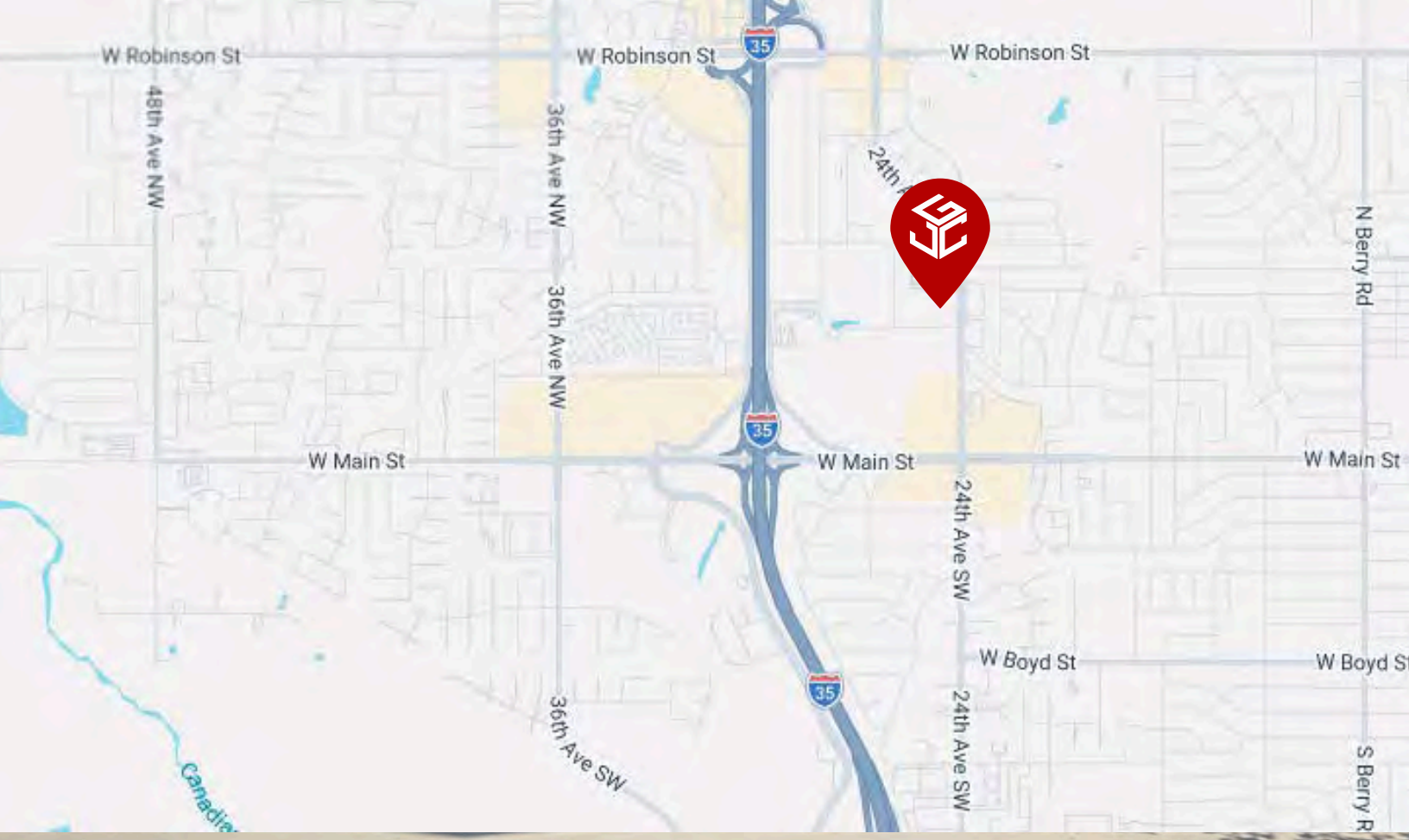
480 24th Ave NW,  
Norman, OK 73069



# Johnson

Commercial Group

JohnsonCommercialGroup.com



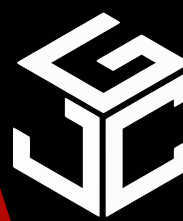
**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**Sally Allen**  
sally@jcgok.com  
405.623.7920

# FOR LEASE

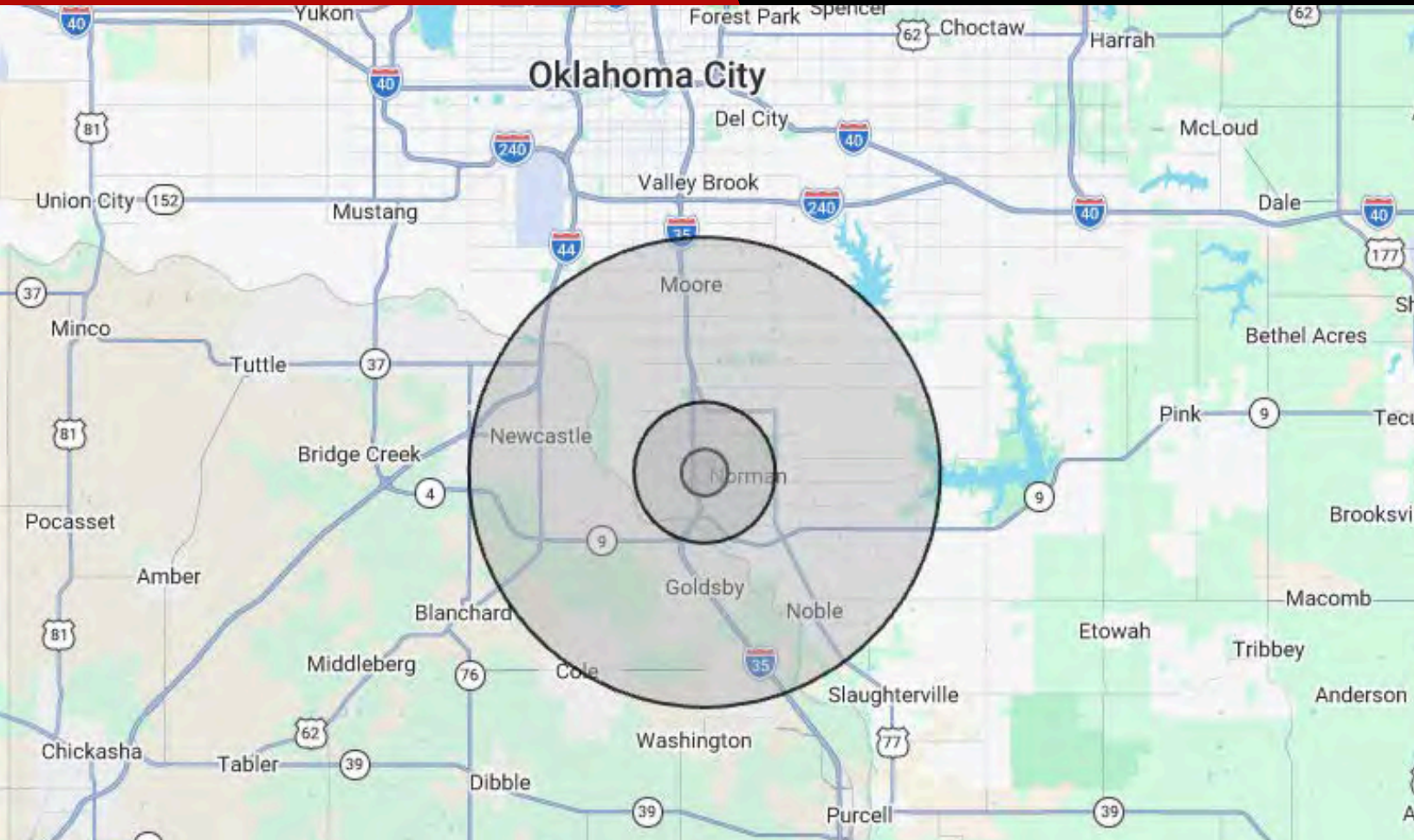
480 24th Ave NW,  
Norman, OK 73069



# Johnson

Commercial Group

JohnsonCommercialGroup.com



## 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

**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**BRICK & BEAM**  
REALTY

**Sally Allen**  
sally@jcgok.com  
405.623.7920

# FOR LEASE

480 24th Ave NW,  
Norman, OK 73069



# Johnson

Commercial Group

JohnsonCommercialGroup.com



## Disclaimer

A real estate broker is not authorized to give legal or tax advice. No representation is made by Johnson Commercial Group, its agents or employees, as to the legal effect or tax consequences of the information contained herein or any transaction relating thereto. Although all information furnished regarding property sales or financing options are from sources deemed to be reliable, such information has not been verified and no express representation is made on, or is in any way implied as to the accuracy thereof and is subject to errors, omissions, change of price, or other conditions prior to sale or withdrawal without notice.

**Chris Johnson**  
chris@jcgok.com  
405.435.3572



**Sally Allen**  
sally@jcgok.com  
405.623.7920