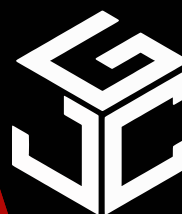


FOR LEASE

**1040 N FLOOD AVE
Norman, OK 73069**



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Lease Rate: \$10.00/SF/YR

NNN Rate: \$1.75/SF/YR

Unit 1042 SF: 4,215 SF +/-

Building Size: 37,760 SF +/-

Available SF: 20,406 SF +/-

Zoning: C-2

Year Built: 1960/2025

Chris Johnson
chris@jcgok.com
405.435.3572

Property Overview

Suite 1040 at 1010–1050 N Flood Ave in Norman offers 4,215 SF of versatile commercial space featuring one restroom, two private offices, a large open retail or workspace area, and one garage bay—ideal for users needing both customer-facing space and functional back-end operations. Located within a newly revitalized shopping center, this C-2 zoned suite is just two miles from I-35 and benefits from excellent visibility, strong traffic counts, and exposure to 4,394 households within a one-mile radius. With ample parking, prominent storefront signage, and a flexible layout, Suite 1040 provides a prime opportunity for a wide range of retail, office, service-based, or light industrial users seeking a high-traffic Norman corridor.



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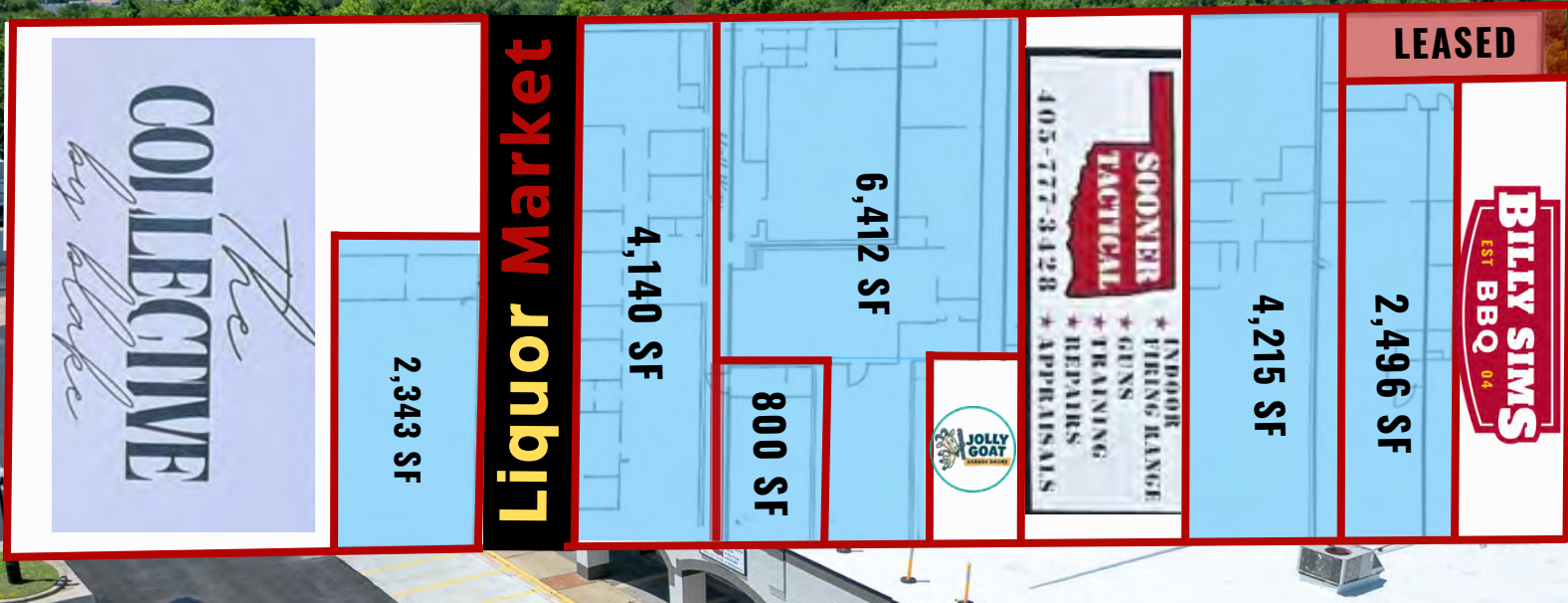


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Unit #	Sq Ft	Base Rate
Storage Unit	700 SF	LEASED
1010 - 1012	9,042 SF	The Collective by Blake
1014	2,343 SF	\$12.00 SF/YR
1020	4,140 SF	\$10.00 SF/YR
1022/1030	6,412 SF	\$8.00 SF/YR
1024	800 SF	\$15.00 SF/YR
1036	800 SF	Jolly Goat Garage Doors
1038	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

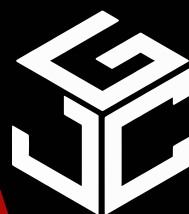
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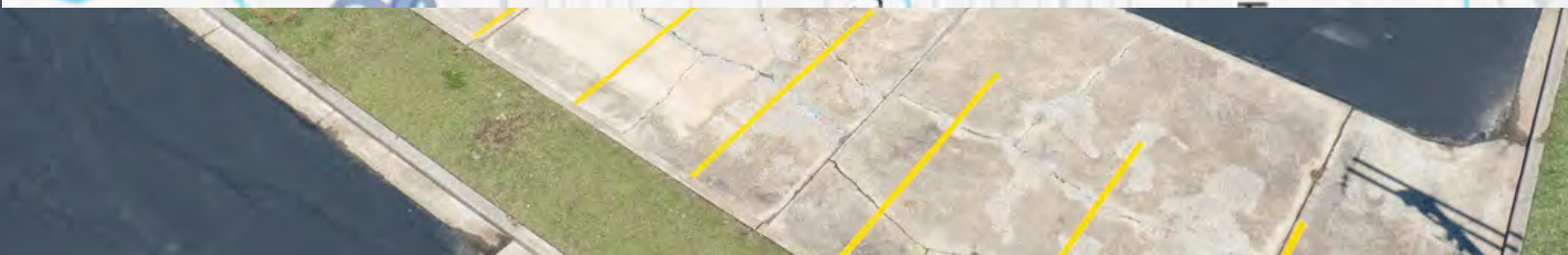
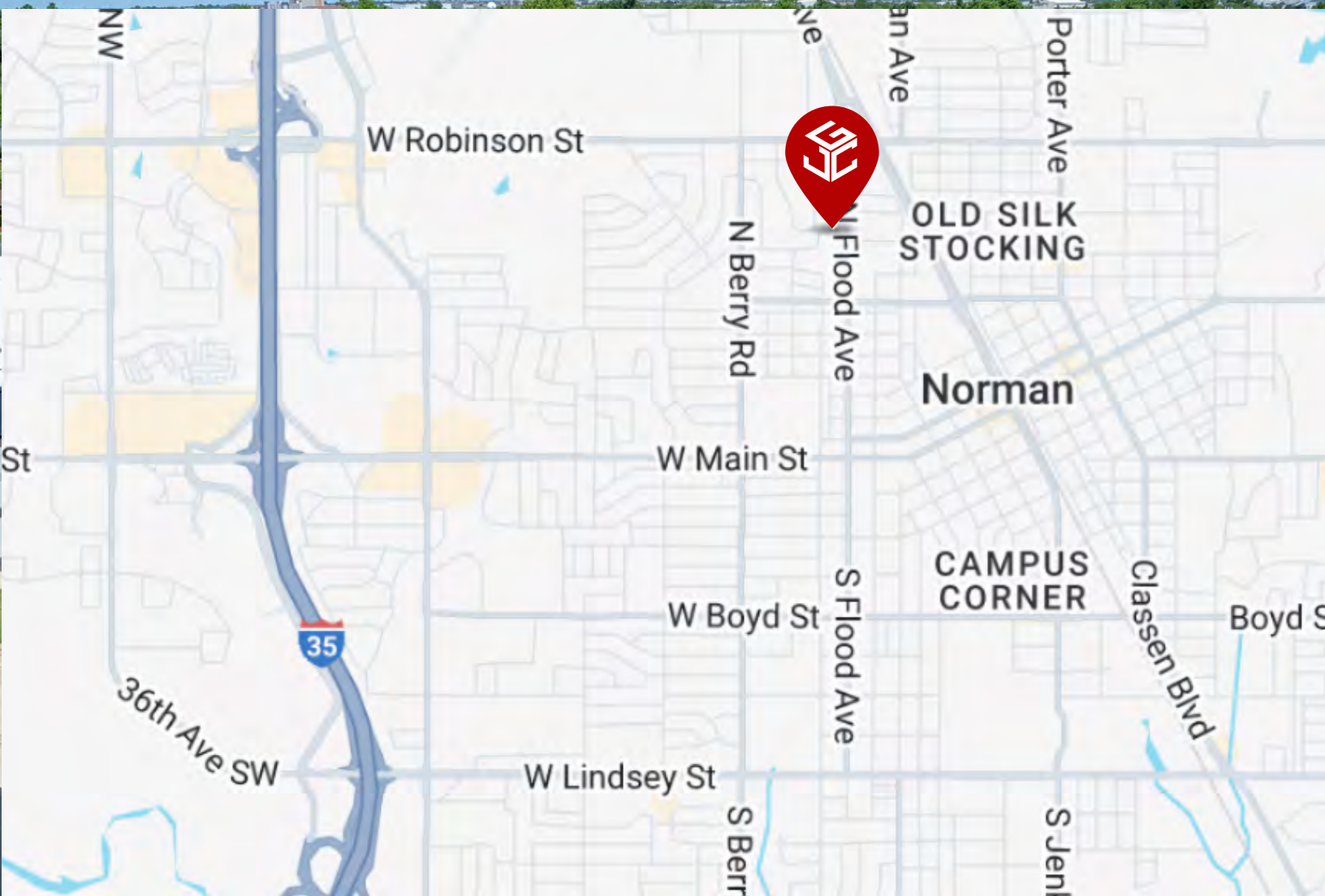
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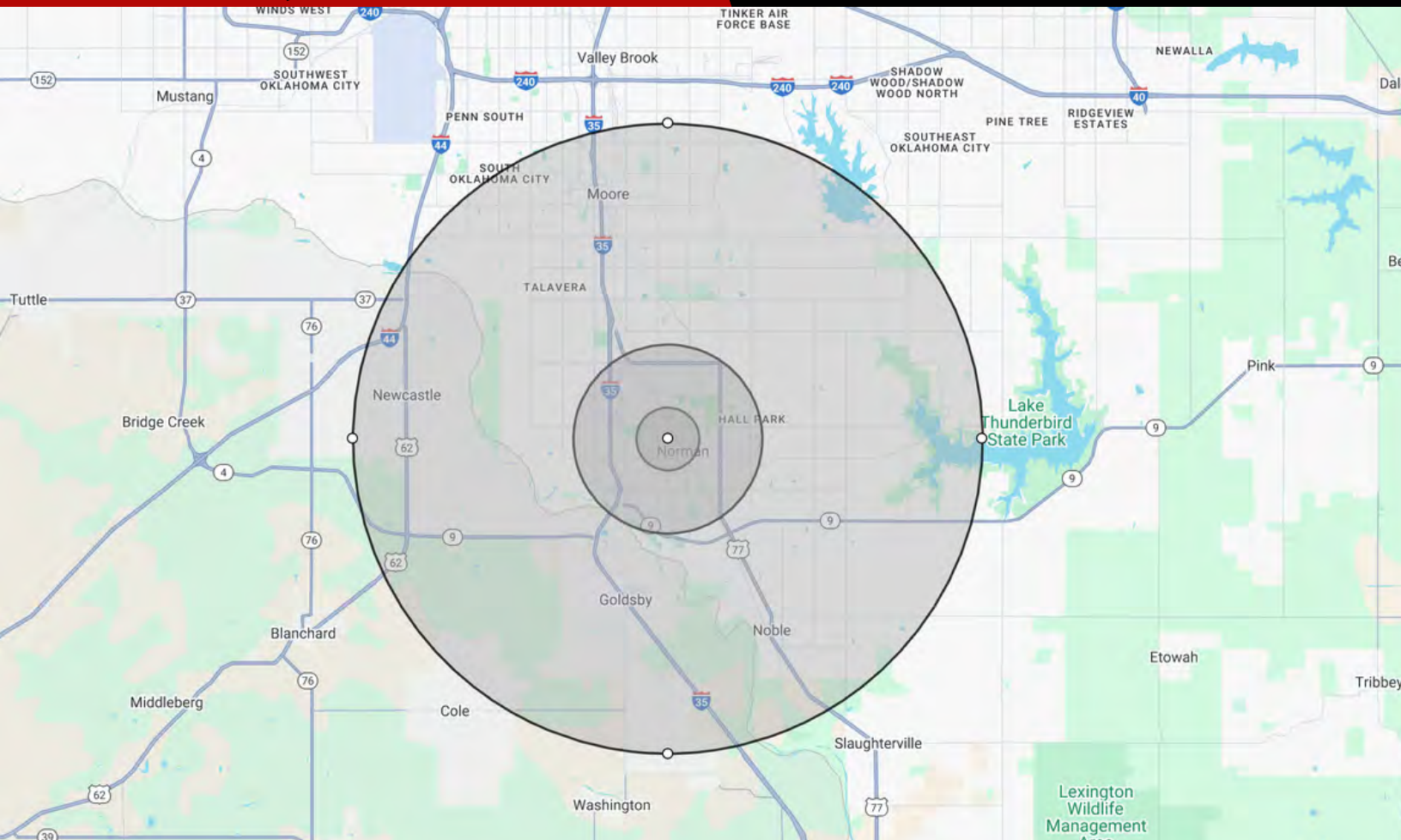
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Demographics

1 MILE

3 MILE

10 MILE

Population	10,164	87,153	247,209
Average Age	36	32	35
Employment	17,882	65,410	108,312
Households	4,394	34,565	95,237
Ave. Household Income	\$58,494	\$74,186	\$84,870
Median Household Value	\$144,952	\$194,369	\$197,556

Traffic Count

Average Daily Volume

14,982 Vehicles

Demographic data provided by CoStar

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