

FOR LEASE

1010-1050 N FLOOD AVE
Norman, OK 73069



Johnson

Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Building Size: 37,760 SF
Available SF: 20,406 SF
Min Divisible: 800 SF
Max Cont: 11,352 SF
Lease Rate: \$8-\$15 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 20,406 SF of flexible space zoned C-2. Suites range from 800 SF to 11,352 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.

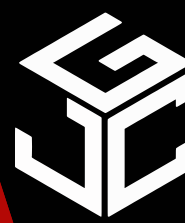
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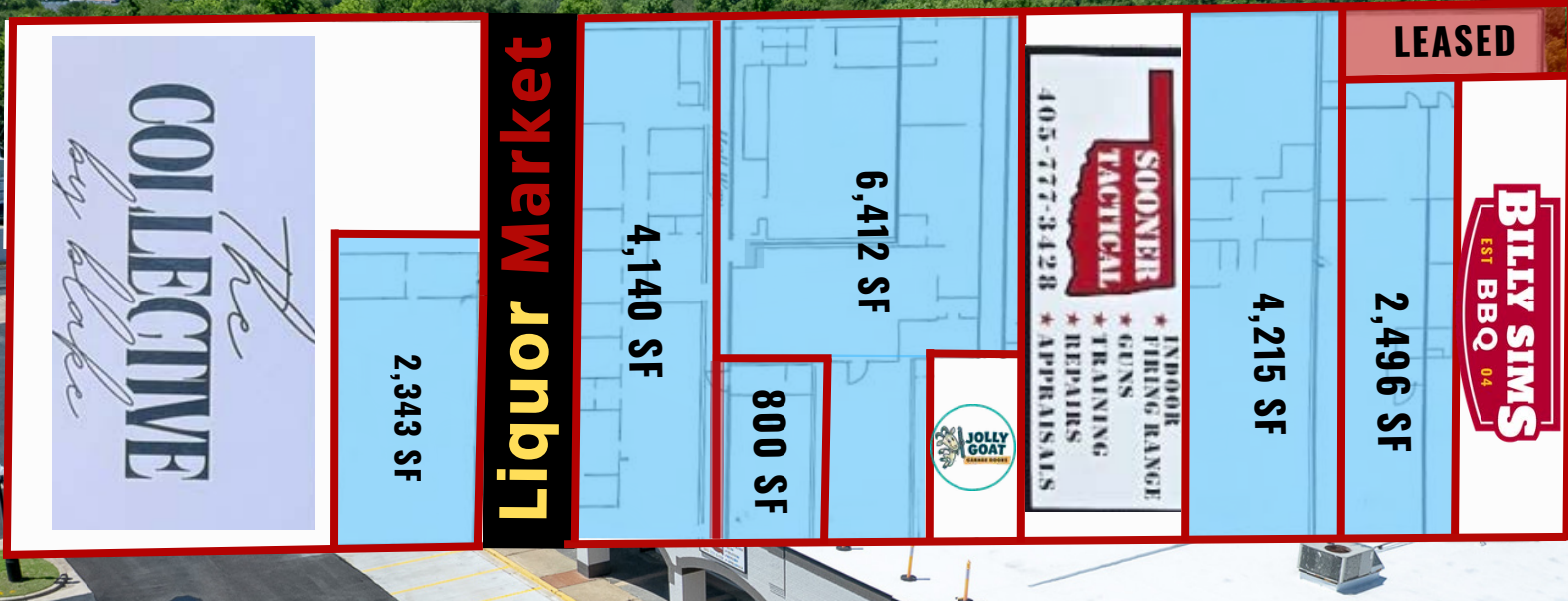


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Unit #	Sq Ft	Base Rate
Storage Unit	700 SF	LEASED
1010 - 1012	9,042 SF	The Collective by Blake
1014	2,343 SF	\$12.00 SF/YR
1020	4,140 SF	\$10.00 SF/YR
1022/1030	6,412 SF	\$8.00 SF/YR
1024	800 SF	\$15.00 SF/YR
1036	800 SF	Jolly Goat Garage Doors
1038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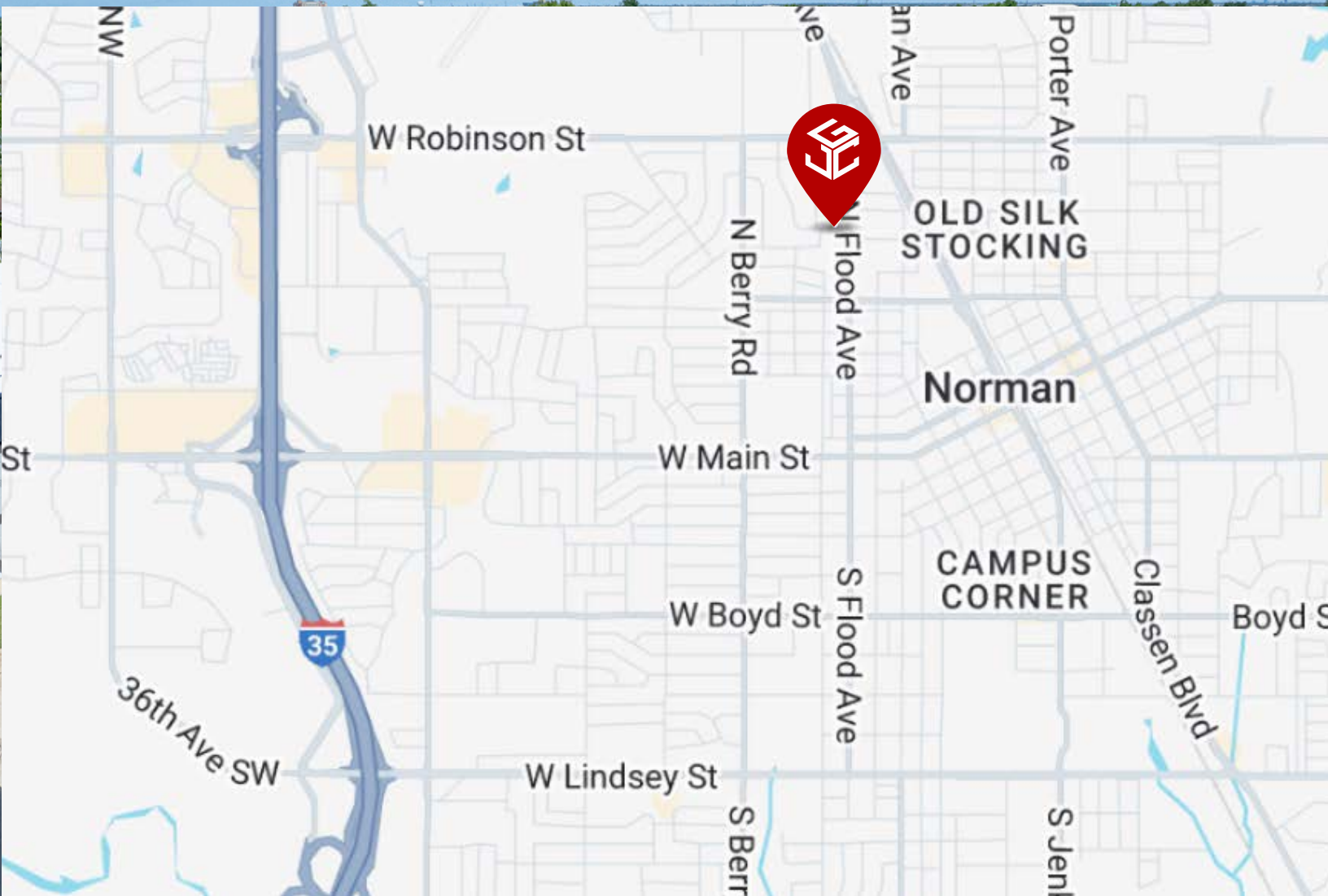
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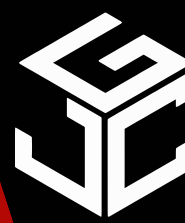


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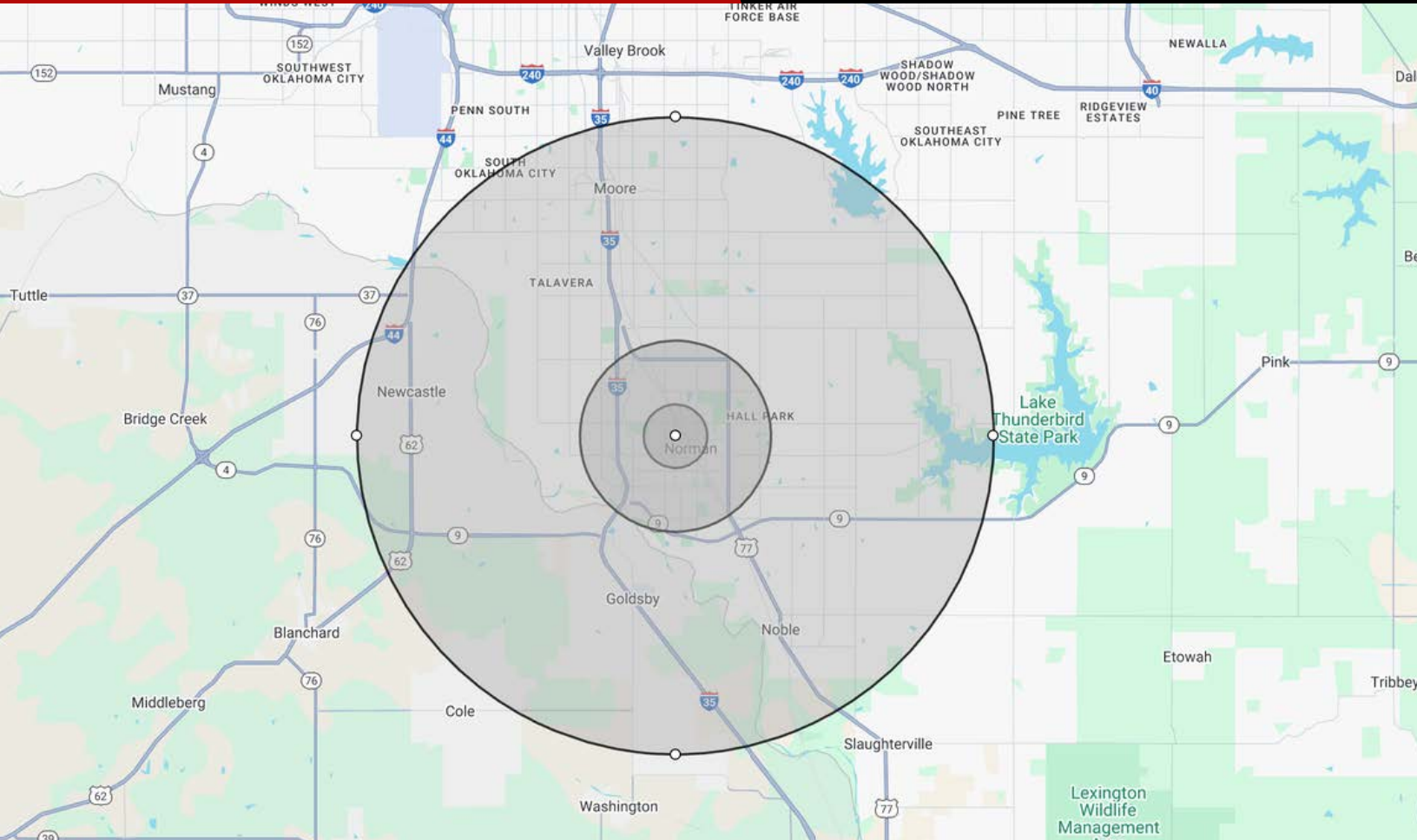
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Demographics

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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