

# 707 24TH AVENUE SW

SUITES 103 AND 202, NORMAN, OK 73071



## OFFERING SUMMARY

Available SF: 1,575 SF net SF

Lease Rate: \$24.00 SF/yr (Full Service)

Building Size: 13,636 SF

Market: Norman

## PROPERTY OVERVIEW

\*Suite 202: 1,575 sf shell space ready for tenant's custom floor plan and build-out. Owners will assist with floorplan design and finishes.

\* Beautiful and serene property.

\* Two-Story Building.

\* Perfect building for your office or medical and dental practice.

## LOCATION OVERVIEW

Prime location at the corner of Westpark and 24th Avenue SW just south of W. Main Street.

Signage and Directory are available.

Easy access to Main Street and I-35.

Close to the University of Oklahoma.

## PROPERTY HIGHLIGHTS

- Recently renovated building.
- Elevator and common area restrooms.
- 40 parking spaces.
- Full service lease.

## DEMOGRAPHICS

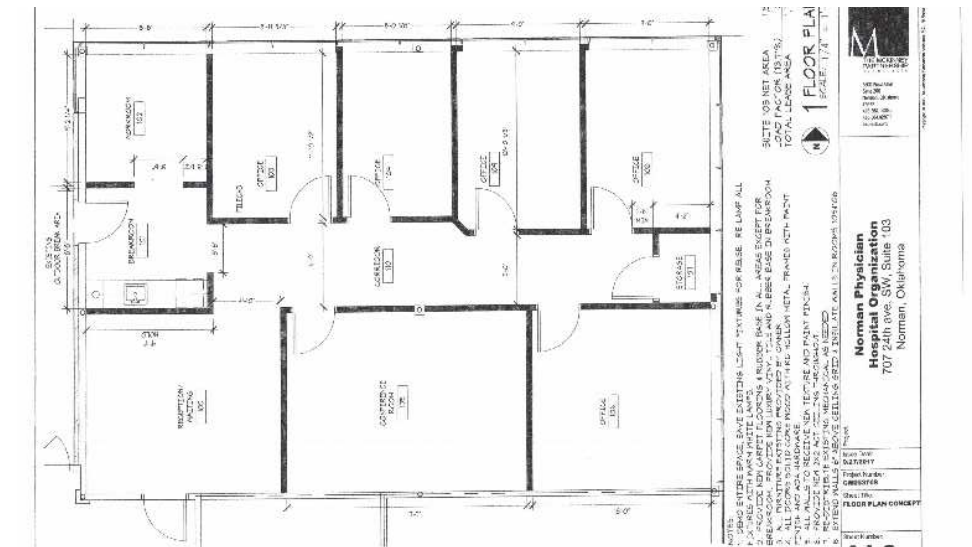
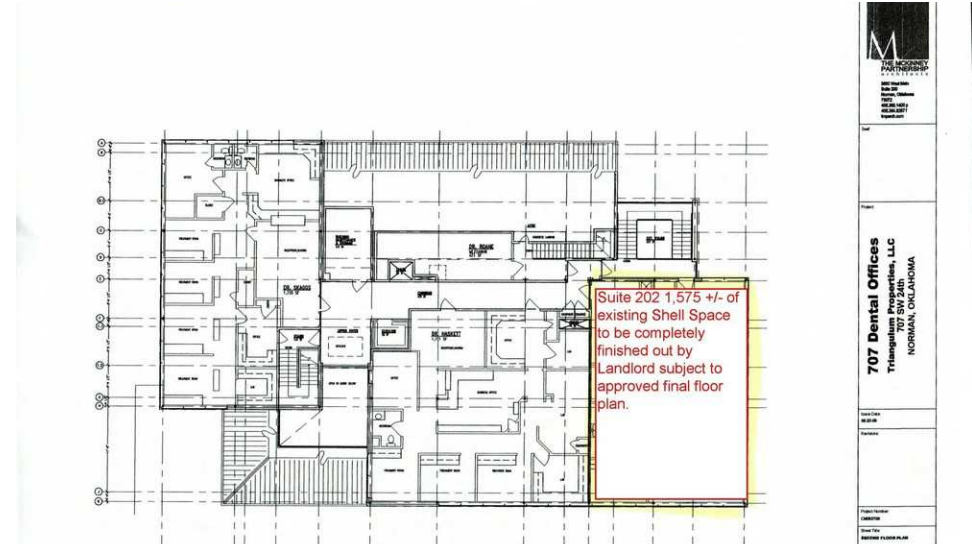
|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 4,023    | 24,084   | 41,588   |
| Total Population  | 9,231    | 62,996   | 104,778  |
| Average HH Income | \$57,311 | \$66,423 | \$61,313 |

## GAYLA ARTMAN

Broker Associate  
Equity Commercial Realty Advisors, LLC (405) 826- 7975 cell  
gartman@equityrealty.net (405) 640- 6167 office

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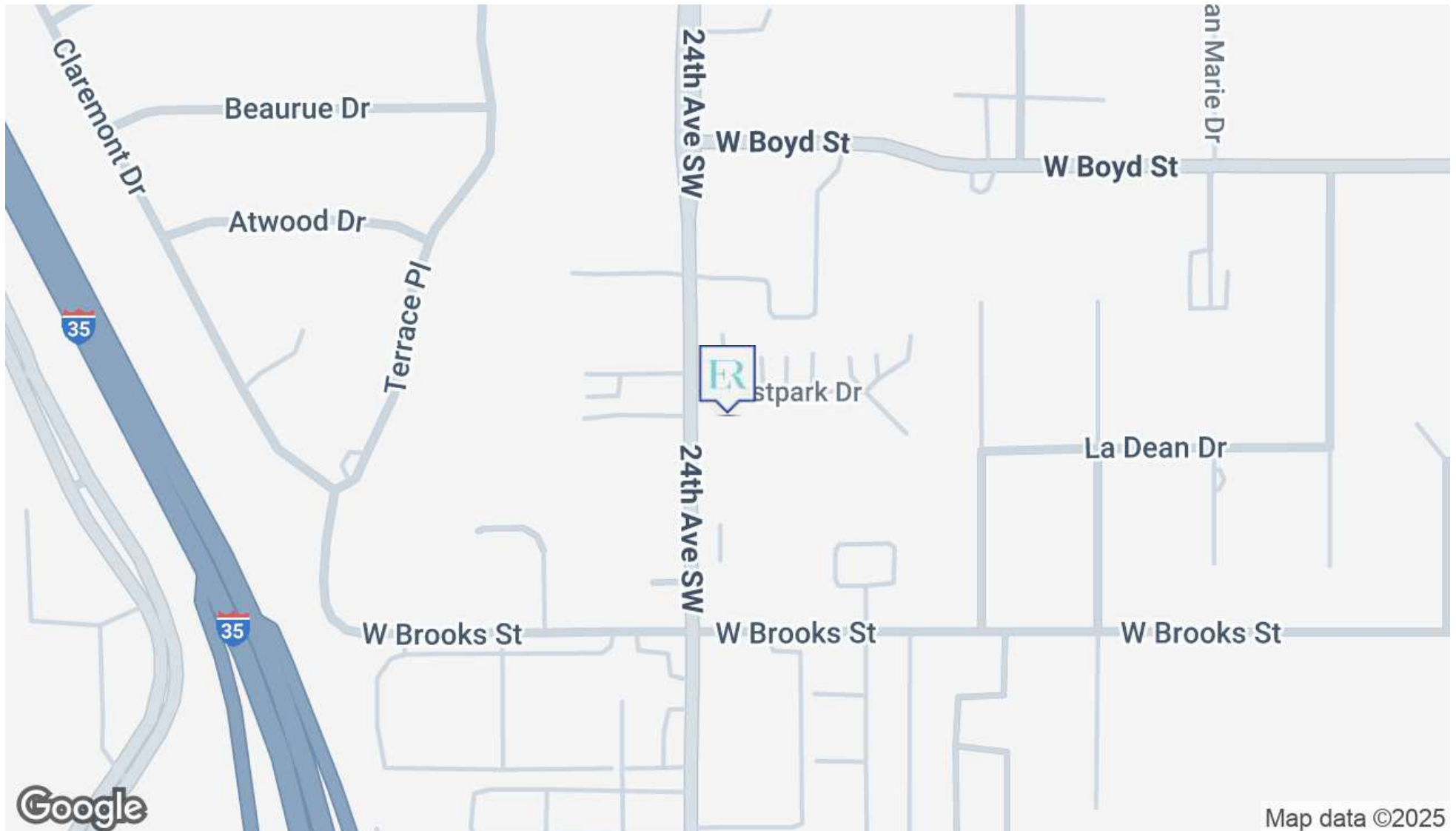
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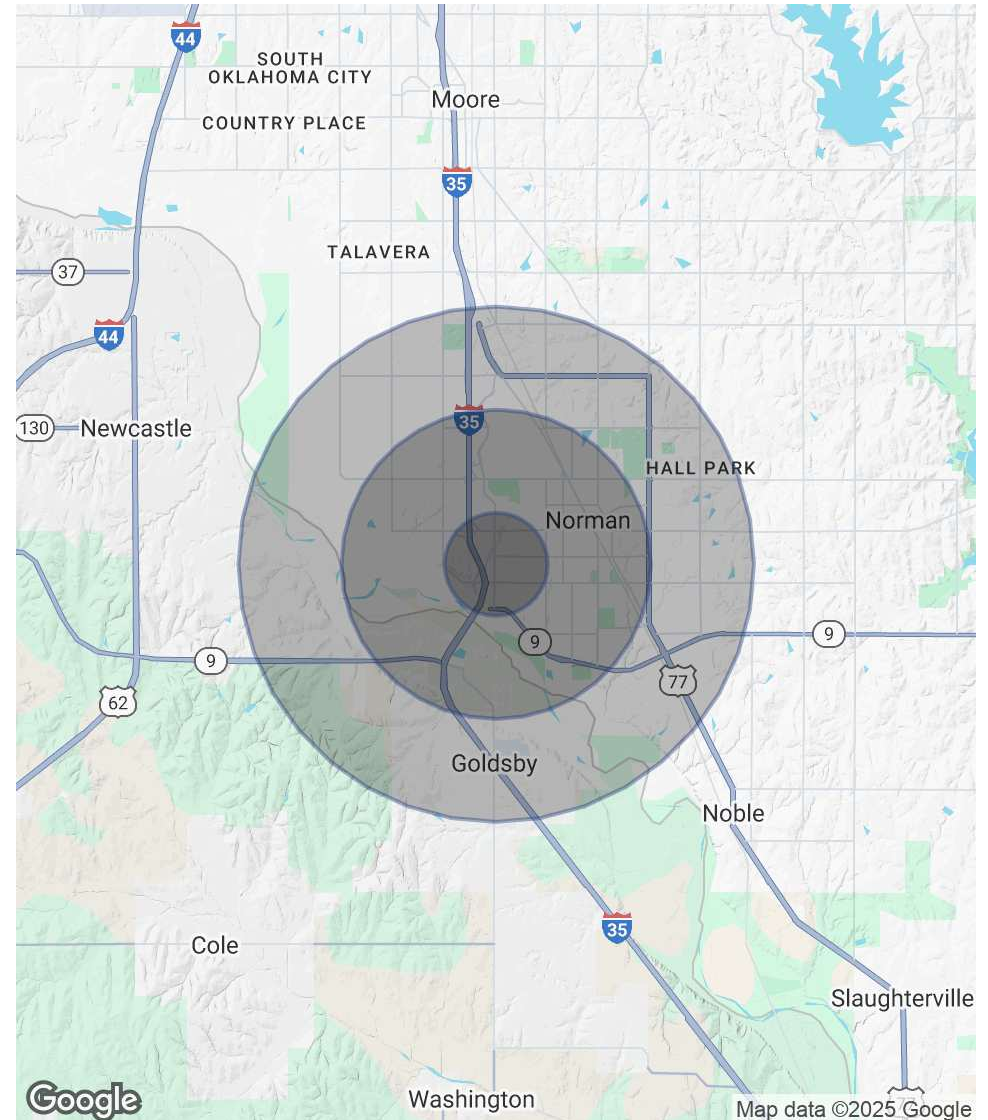
## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 9,231  | 62,996  | 104,778 |
| Average Age          | 32.3   | 31.2    | 30.6    |
| Average Age (Male)   | 28.5   | 29.2    | 29.3    |
| Average Age (Female) | 37.0   | 34.1    | 32.4    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,023     | 24,084    | 41,588    |
| # of Persons per HH | 2.3       | 2.6       | 2.5       |
| Average HH Income   | \$57,311  | \$66,423  | \$61,313  |
| Average House Value | \$159,349 | \$166,480 | \$159,870 |

\* Demographic data derived from 2020 ACS - US Census



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