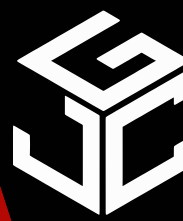


# FOR LEASE

**1030 N FLOOD AVE  
Norman, OK 73069**



**Johnson**  
Commercial Group

[JohnsonCommercialGroup.com](http://JohnsonCommercialGroup.com)



## **Offering Summary**

**Lease Rate: \$8.00/SF/YR**

**NNN Rate: \$1.75/SF/YR**

**Unit 1030 SF: 6,412 SF +/-**

**Building Size: 37,760 SF +/-**

**Available SF: 19,606 SF +/-**

**Zoning: C-2**

**Year Built: 1960/2025**

## **Property Overview**

Located within the revitalized shopping center at 1010–1050 N Flood Ave in Norman, this 6,412 SF suite features a versatile layout with office space, large open work areas, and three restrooms—making it ideal for retail, food service, or service-based businesses. The unit has been whiteboxed and is ready for a tenant to customize and make their own, offering flexibility to suit a variety of needs. Zoned C-2 and just two miles from I-35, the property benefits from strong traffic counts, excellent visibility, and convenient access to more than 4,300 households within a one-mile radius. The shopping center also provides ample parking and prominent storefront signage along one of Norman's busiest corridors, positioning this space as a prime opportunity for high-traffic users.

**Chris Johnson**  
[chris@jcgok.com](mailto:chris@jcgok.com)  
405.435.3572



**BRICK & BEAM**  
REALTY

**Sally Allen**  
[sally@jcgok.com](mailto:sally@jcgok.com)  
405.623.7920

# FOR LEASE

**1030 N FLOOD AVE  
Norman, OK 73069**



# Johnson

**Commercial Group**

**JohnsonCommercialGroup.com**



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

 **BRICK & BEAM**  
REALTY

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

# FOR LEASE

**1030 N FLOOD AVE  
Norman, OK 73069**



**Johnson**  
Commercial Group

[JohnsonCommercialGroup.com](http://JohnsonCommercialGroup.com)



**Chris Johnson**  
[chris@jcgok.com](mailto:chris@jcgok.com)  
405.435.3572



**BRICK & BEAM**  
REALTY

**Sally Allen**  
[sally@jcgok.com](mailto:sally@jcgok.com)  
405.623.7920

# FOR LEASE

**1030 N FLOOD AVE  
Norman, OK 73069**



**Johnson**  
Commercial Group

[JohnsonCommercialGroup.com](http://JohnsonCommercialGroup.com)



**Chris Johnson**  
[chris@jcgok.com](mailto:chris@jcgok.com)  
405.435.3572

 **BRICK & BEAM**  
REALTY

**Sally Allen**  
[sally@jcgok.com](mailto:sally@jcgok.com)  
405.623.7920

# FOR LEASE

**1030 N FLOOD AVE  
Norman, OK 73069**



**Johnson**  
Commercial Group

[JohnsonCommercialGroup.com](http://JohnsonCommercialGroup.com)



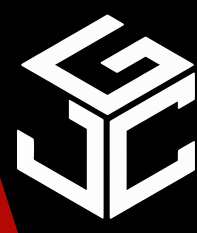
**Chris Johnson**  
[chris@jcgok.com](mailto:chris@jcgok.com)  
405.435.3572

 **BRICK & BEAM**  
REALTY

**Sally Allen**  
[sally@jcgok.com](mailto:sally@jcgok.com)  
405.623.7920

# FOR LEASE

**1030 N FLOOD AVE  
Norman, OK 73069**



# Johnson

**Commercial Group**

[JohnsonCommercialGroup.com](http://JohnsonCommercialGroup.com)



**Chris Johnson**  
[chris@jcgok.com](mailto:chris@jcgok.com)  
405.435.3572



**Sally Allen**  
[sally@jcgok.com](mailto:sally@jcgok.com)  
405.623.7920

# FOR LEASE

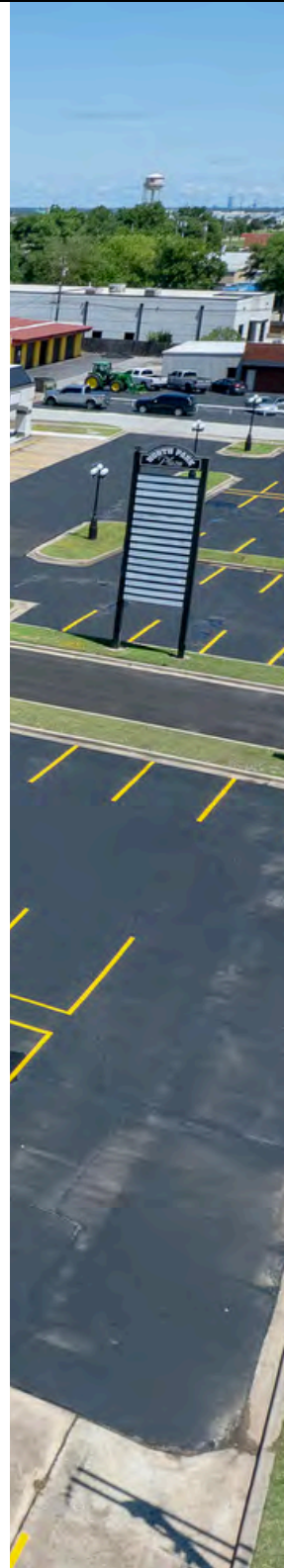
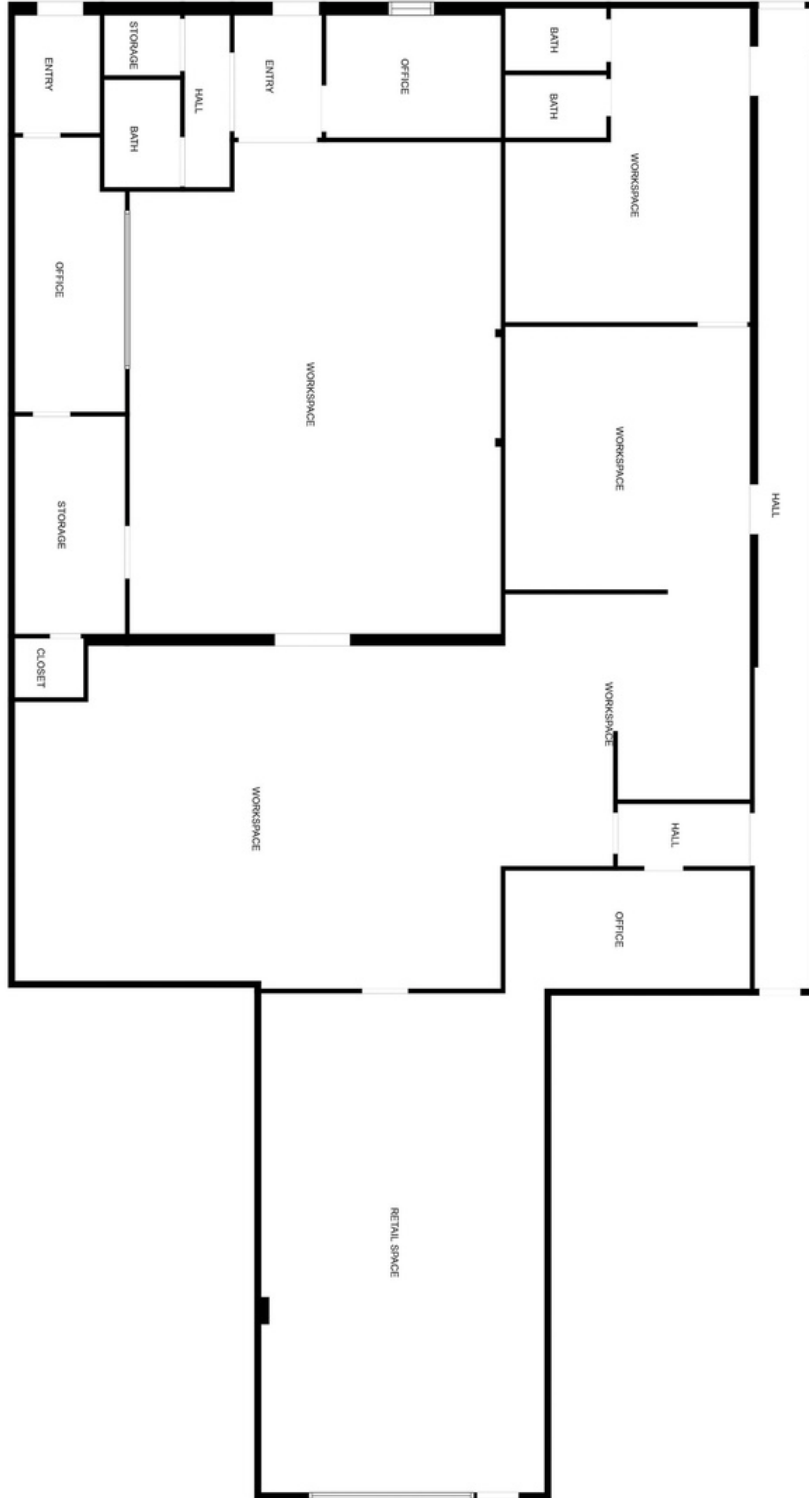
1030 N FLOOD AVE  
Norman, OK 73069



# Johnson

Commercial Group

JohnsonCommercialGroup.com



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



**BRICK & BEAM**  
REALTY

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

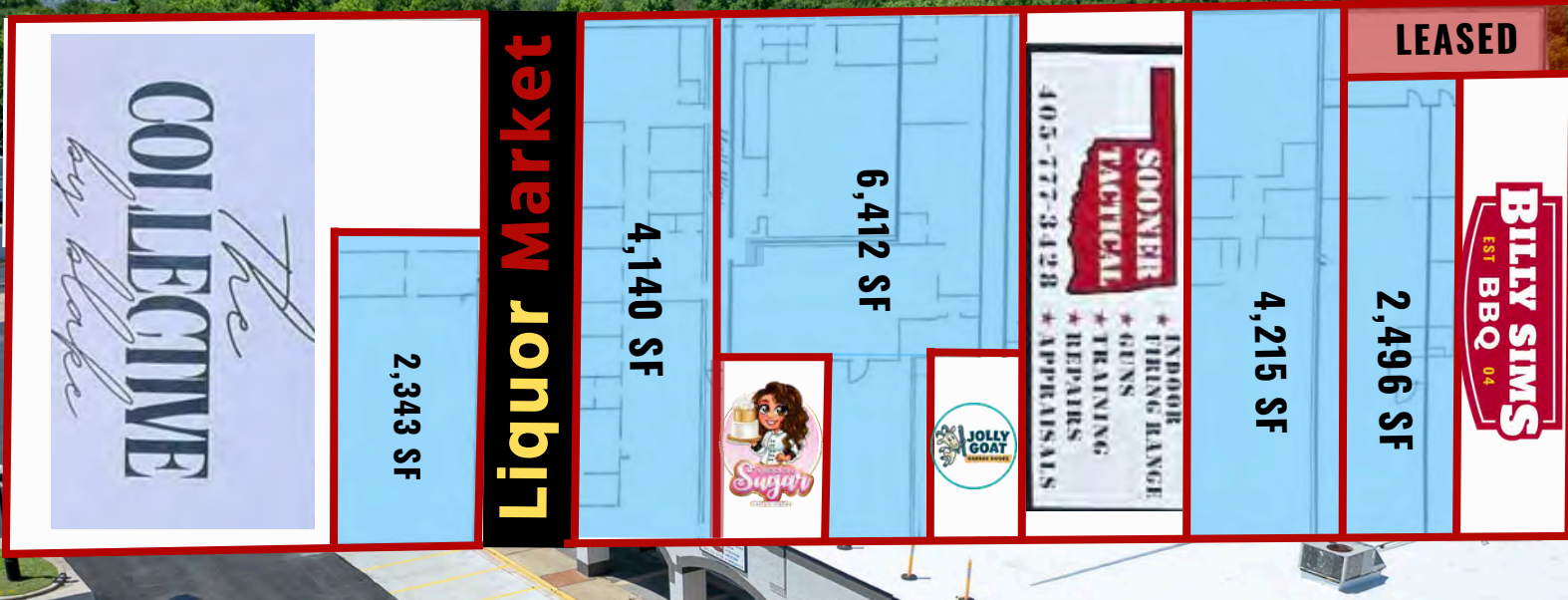
# FOR LEASE



**Johnson**  
Commercial Group

JohnsonCommercialGroup.com

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



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

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



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

# FOR LEASE

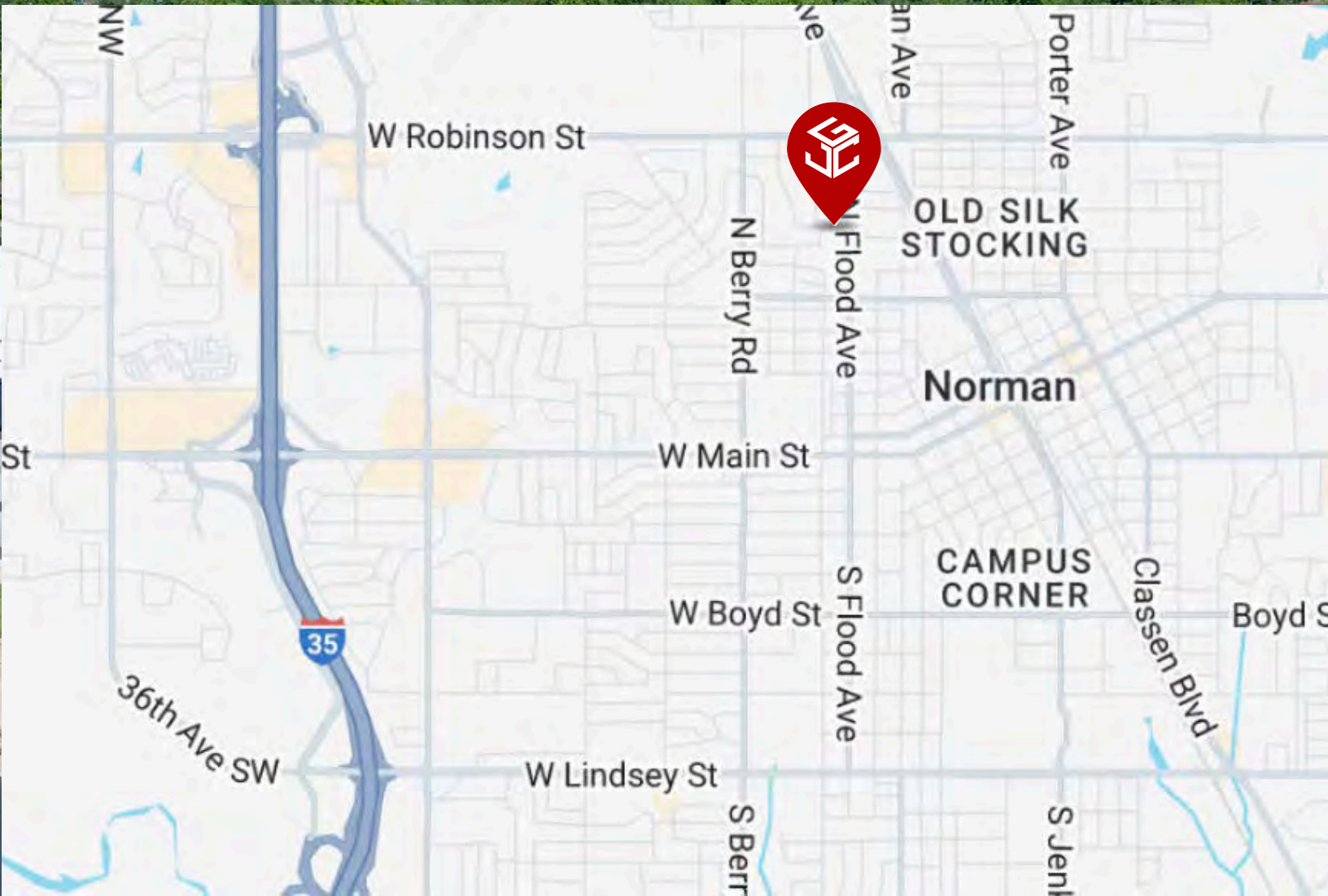
**1030 N FLOOD AVE  
Norman, OK 73069**



# Johnson

**Commercial Group**

[JohnsonCommercialGroup.com](http://JohnsonCommercialGroup.com)



**Chris Johnson**  
[chris@jcgok.com](mailto:chris@jcgok.com)  
405.435.3572



**BRICK & BEAM**  
REALTY

**Sally Allen**  
[sally@jcgok.com](mailto:sally@jcgok.com)  
405.623.7920



# FOR LEASE

**1030 N FLOOD AVE  
Norman, OK 73069**



**Johnson**  
Commercial Group

[JohnsonCommercialGroup.com](http://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](mailto:chris@jcgok.com)  
405.435.3572



**Sally Allen**  
[sally@jcgok.com](mailto:sally@jcgok.com)  
405.623.7920