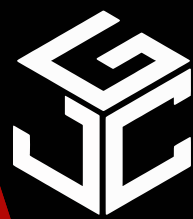


FOR LEASE
1030 N FLOOD AVE
Norman, OK 73069

 **Johnson**
Commercial Group
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: 20,406 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.

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 **BRICK & BEAM**
REALTY

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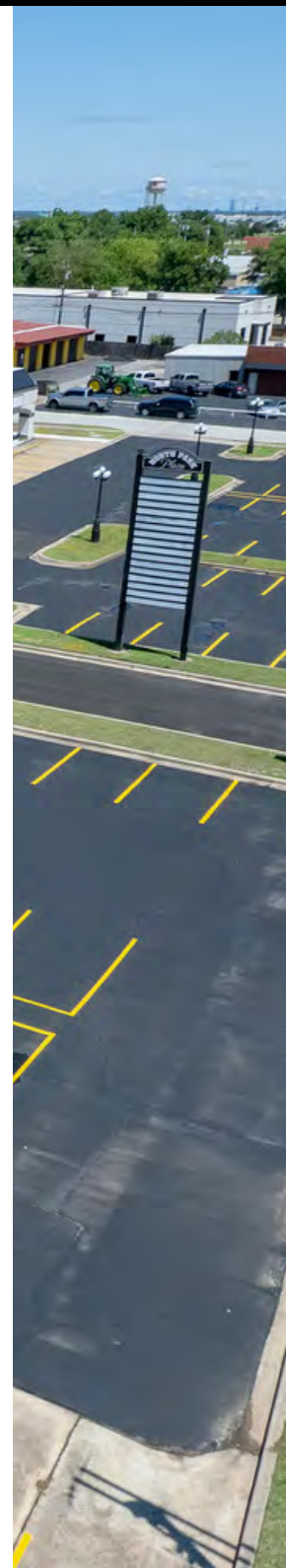
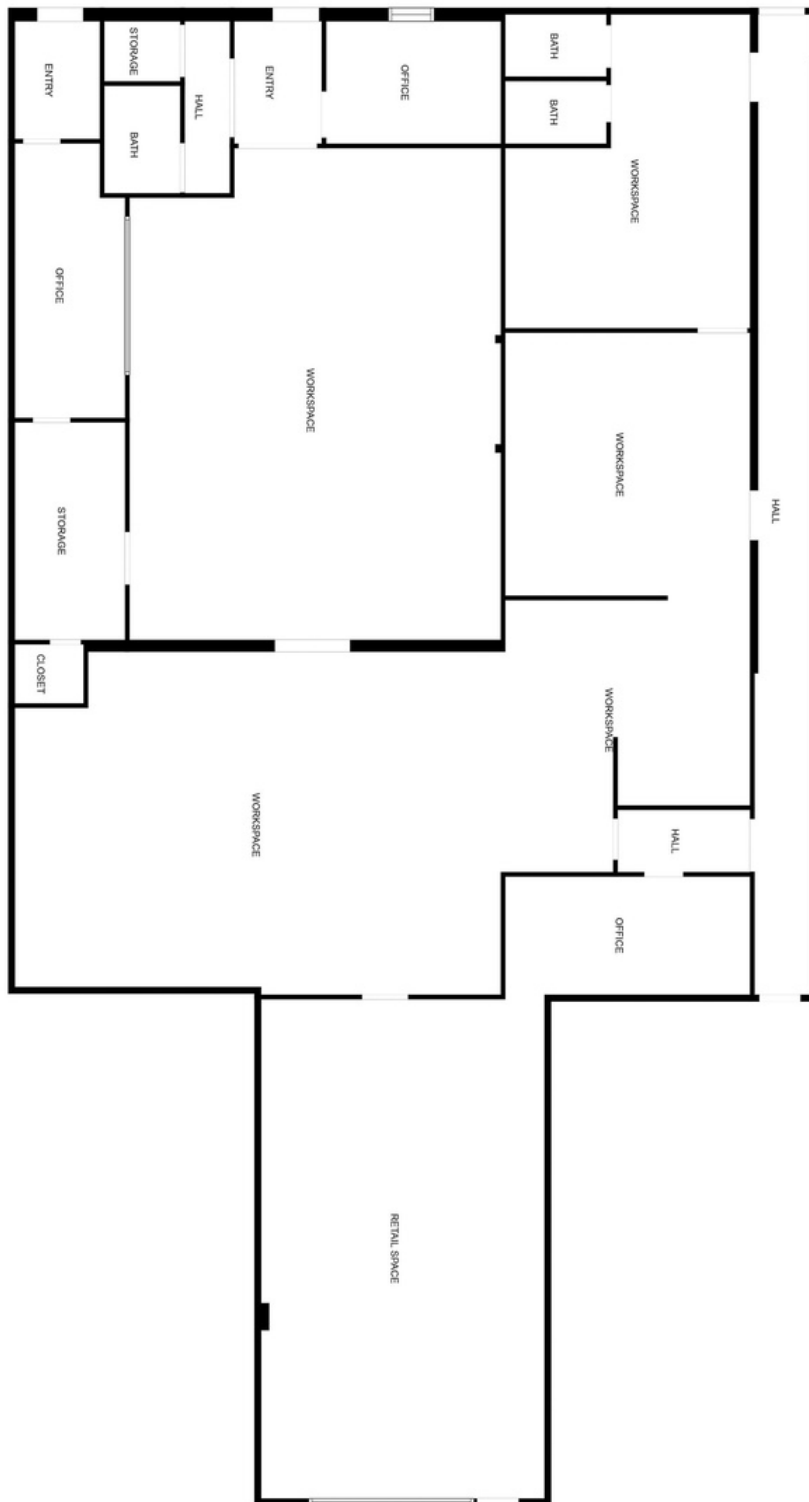
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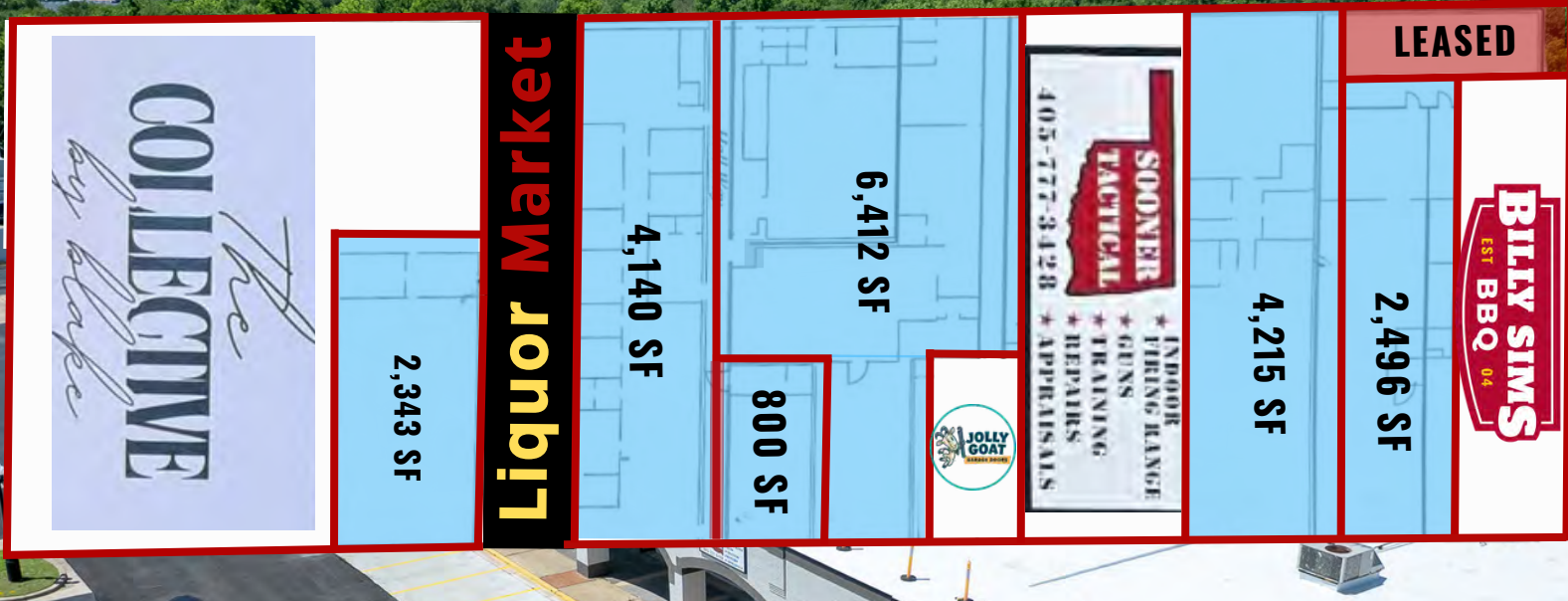


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Unit #	Sq Ft	Base Rate
Storage Unit	700 SF	LEASED
1010 - 1012	9,042 SF	The Collective by Blake
1014	2,343 SF	\$12.00 SF/YR
1020	4,140 SF	\$10.00 SF/YR
1022/1030	6,412 SF	\$8.00 SF/YR
1024	800 SF	\$15.00 SF/YR
1036	800 SF	Jolly Goat Garage Doors
1038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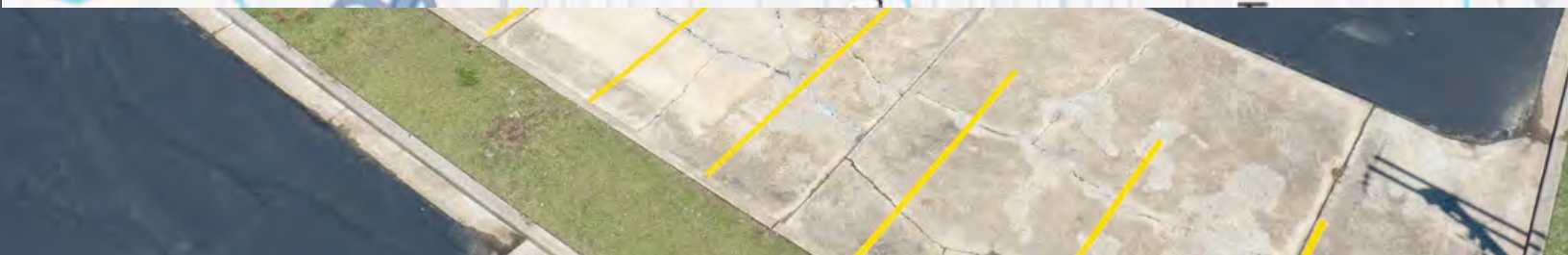
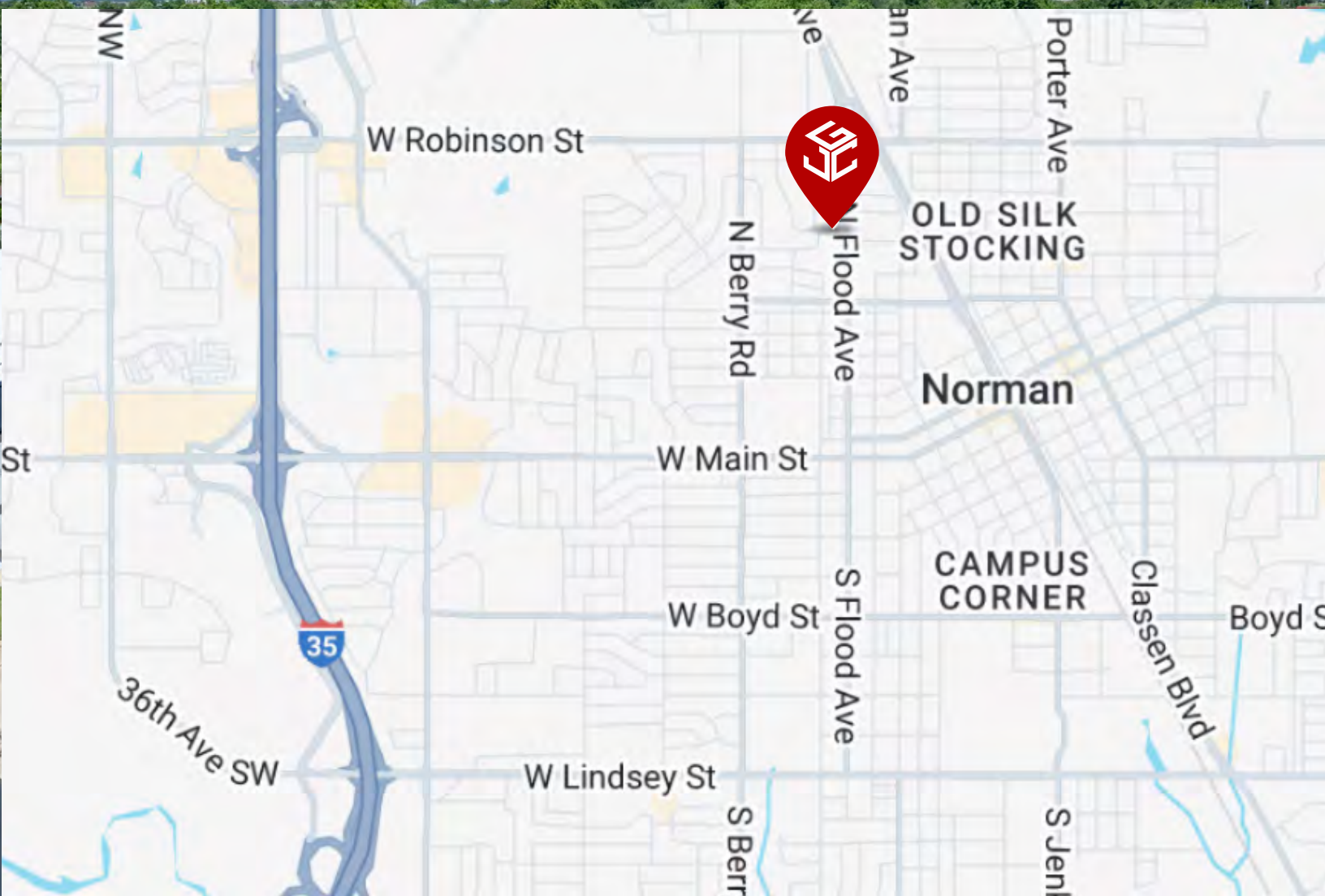
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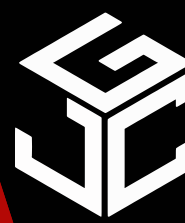


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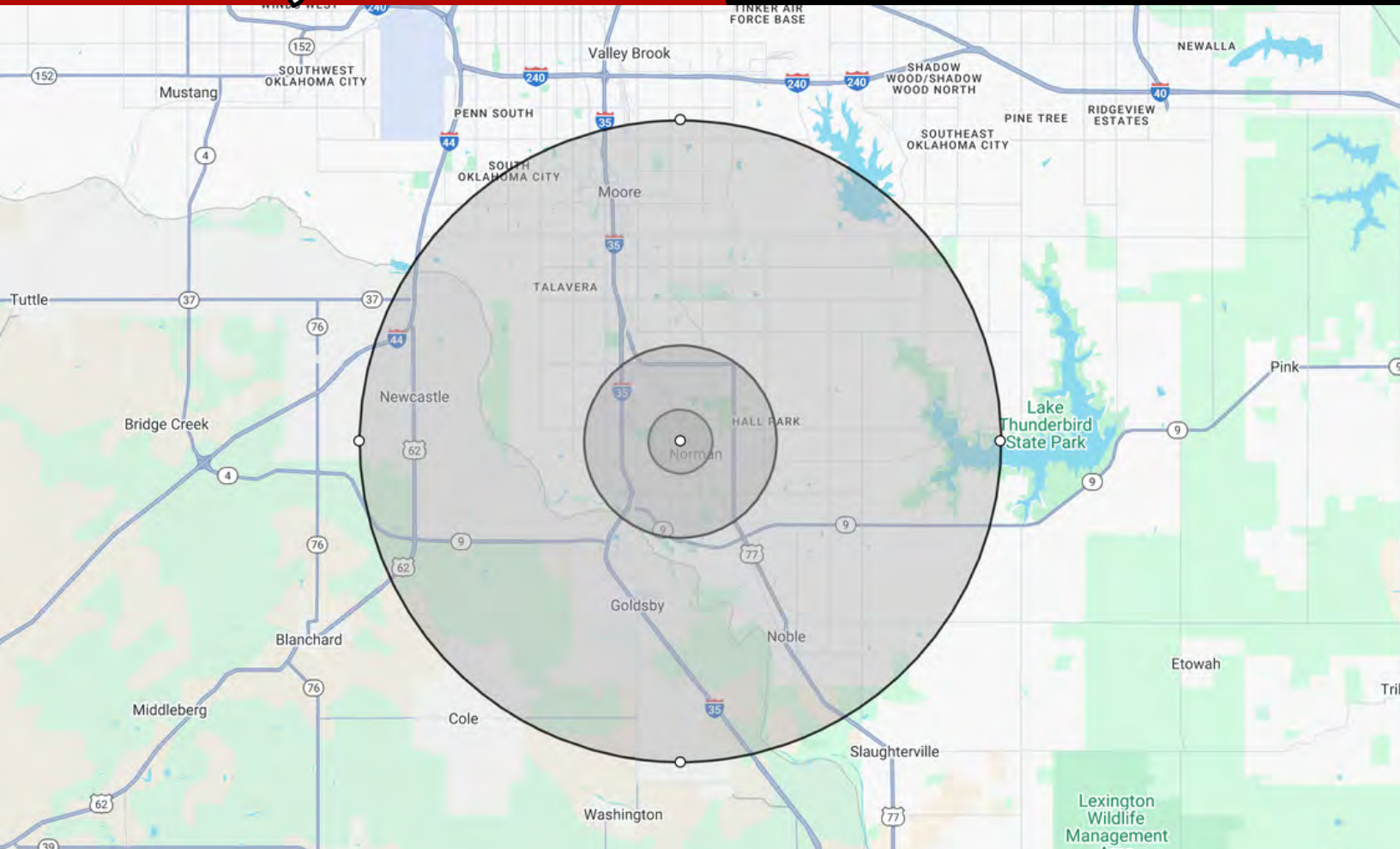
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Demographics

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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