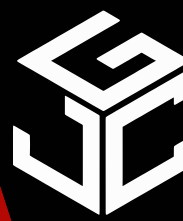


FOR LEASE

**1042 N FLOOD AVE
Norman, OK 73069**



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Commercial Group

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Offering Summary

Lease Rate: \$12.00/SF/YR

NNN Rate: \$1.75/SF/YR

Unit 1042 SF: 2,496 SF +/-

Building Size: 37,760 SF +/-

Available SF: 19,606 SF +/-

Zoning: C-2

Year Built: 1960/2025

Chris Johnson
chris@jcgok.com
405.435.3572

Property Overview

Suite 1042 at 1010–1050 N Flood Ave in Norman offers 2,496 SF of clean, open space that has been recently whiteboxed, making it ready for a wide range of tenant buildouts. The suite includes one restroom and features a flexible layout suitable for retail, office, medical, or service-based businesses.

Located in a newly revitalized shopping center under new ownership, this C-2 zoned property is just 2 miles from I-35 with strong visibility and exposure to 4,394 households within a one-mile radius. The center offers ample parking and storefront signage, creating an excellent opportunity to establish or expand your business in a high-traffic Norman corridor.



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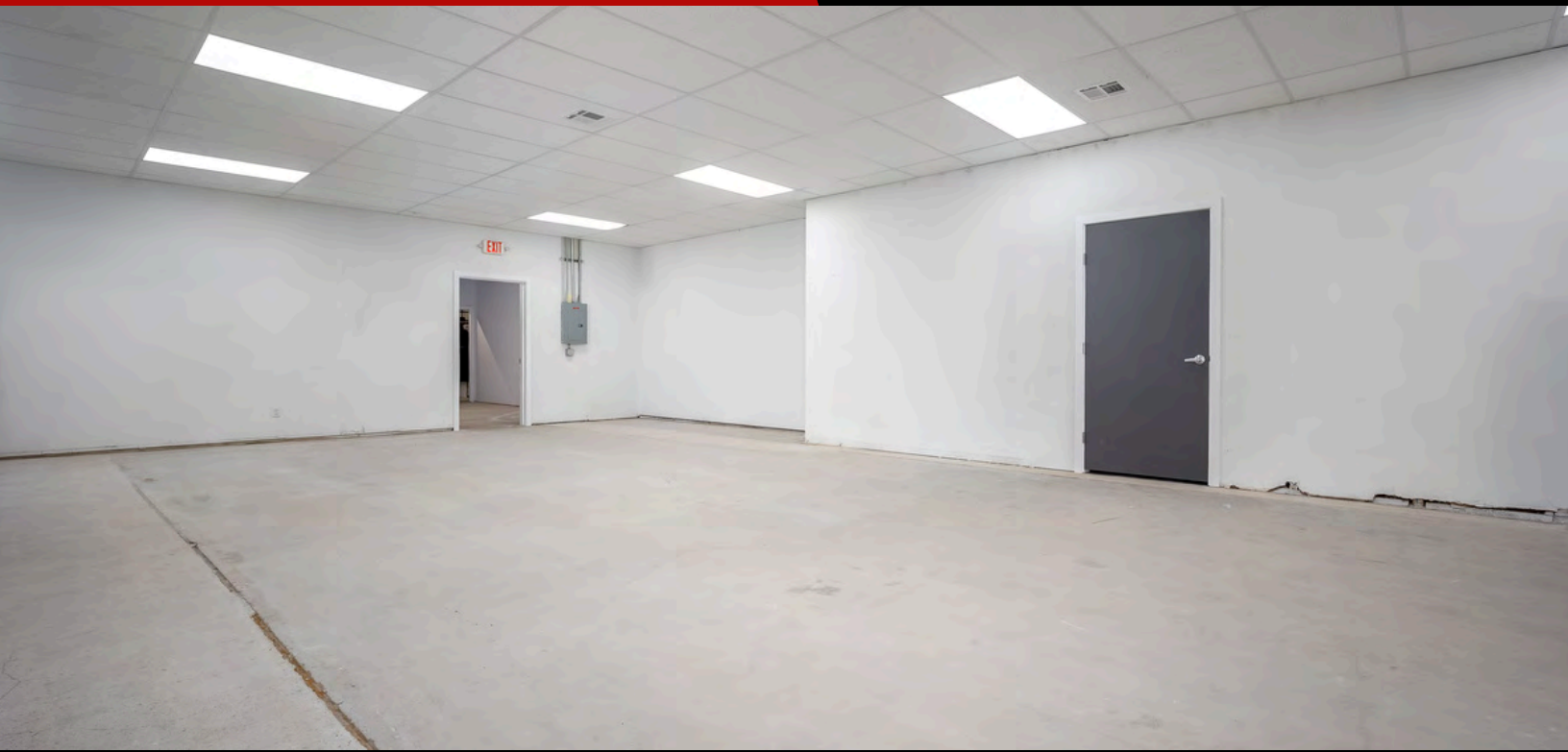
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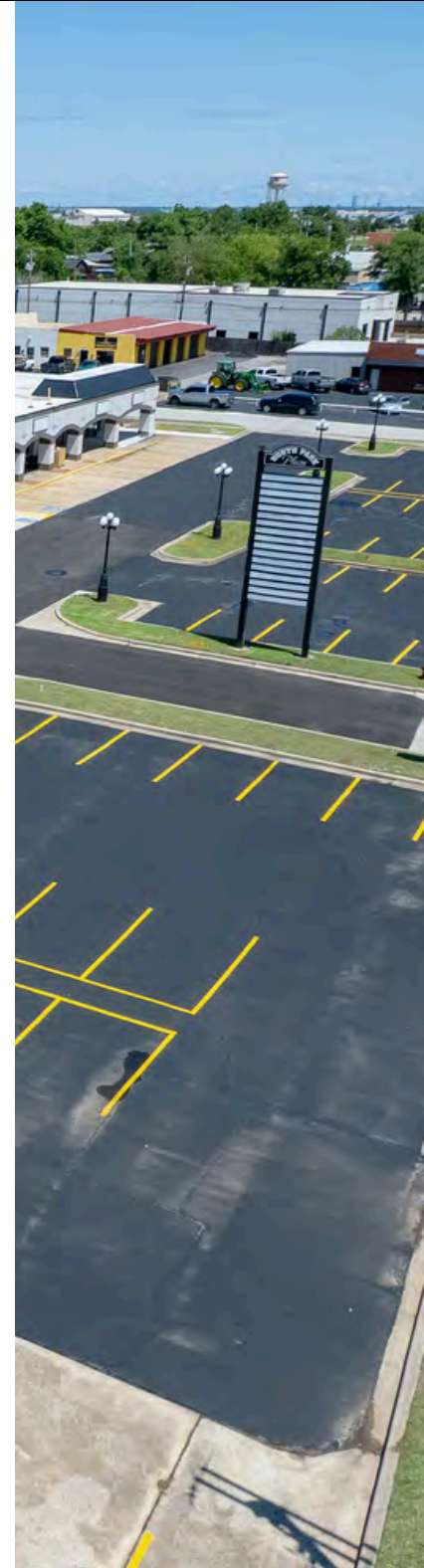
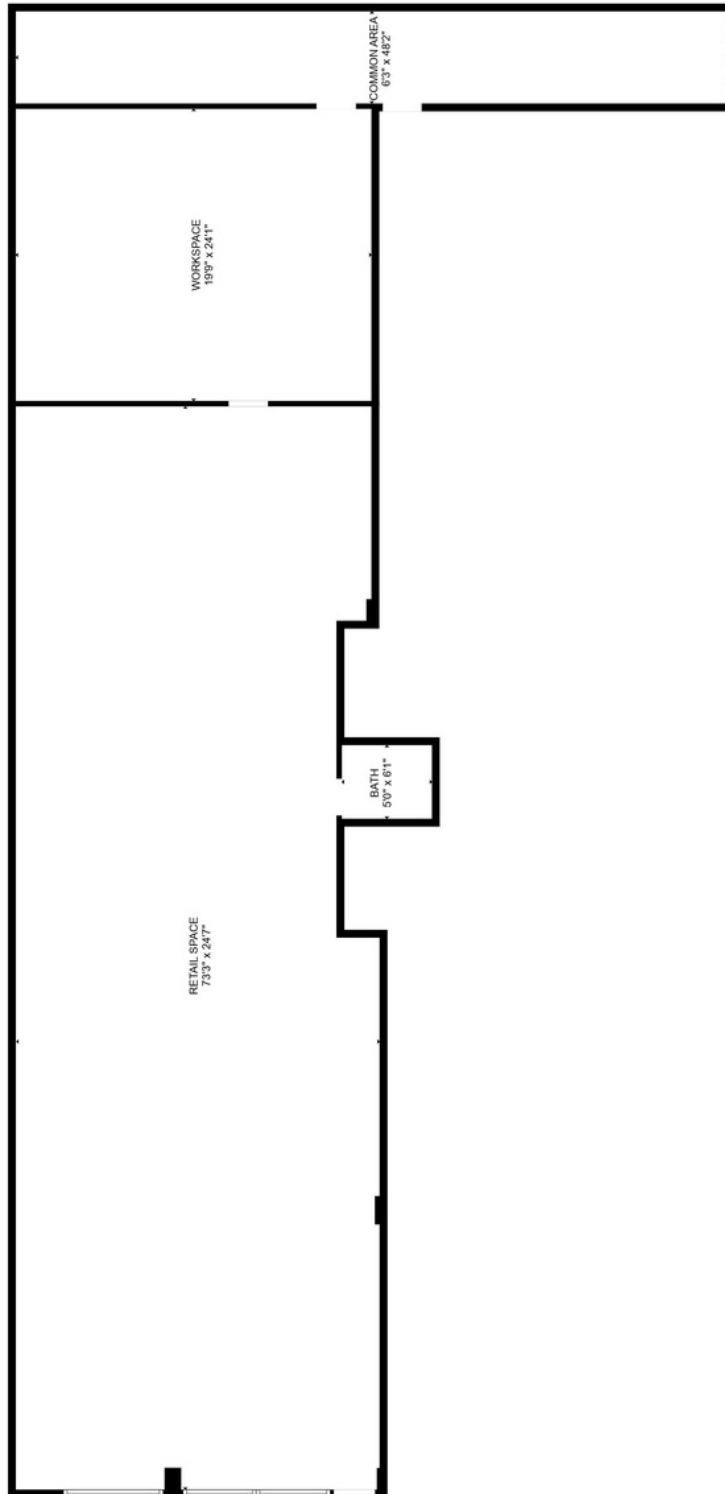
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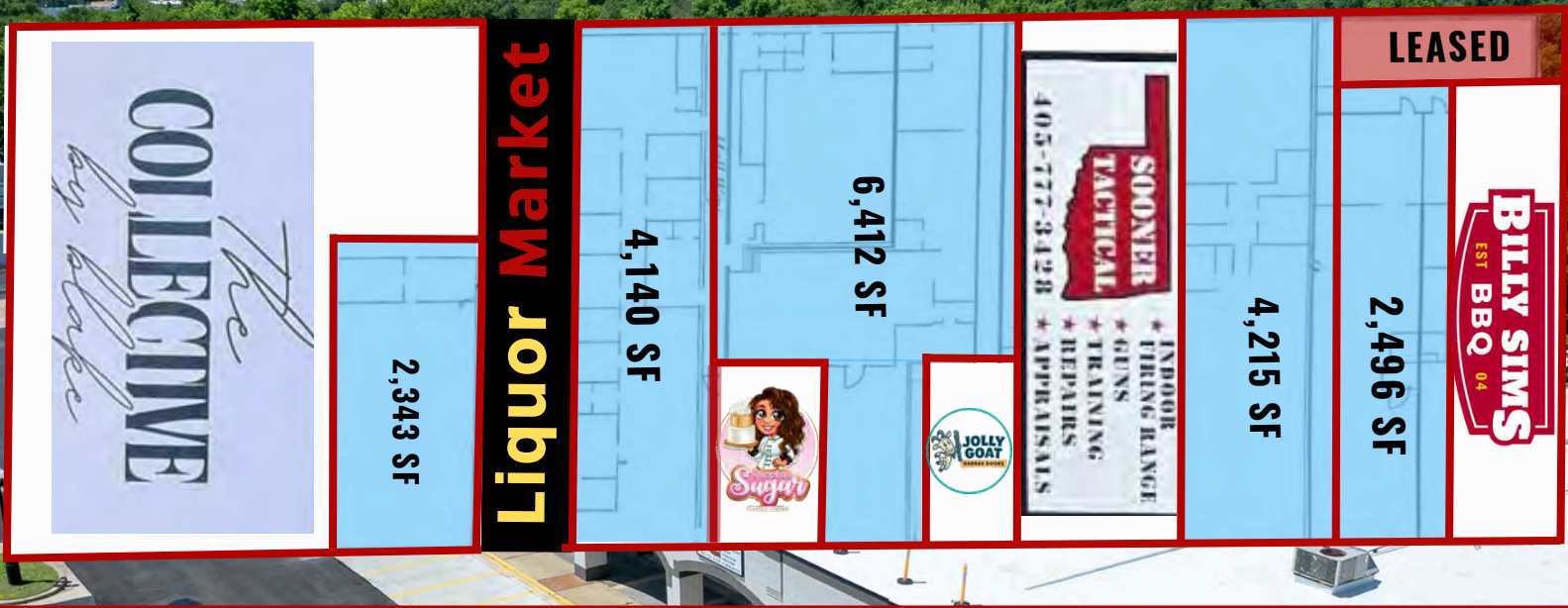
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Unit #	Sq Ft	Base Rate
Storage Unit	700 SF	LEASED
1010 - 1012	9,042 SF	The Collective by Blake
1014	2,343 SF	\$12.00 SF/YR
1020	4,140 SF	\$10.00 SF/YR
1022/1030	6,412 SF	\$8.00 SF/YR
1024	800 SF	Sweet as Sugar
1036	800 SF	Jolly Goat Garage Doors
1038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

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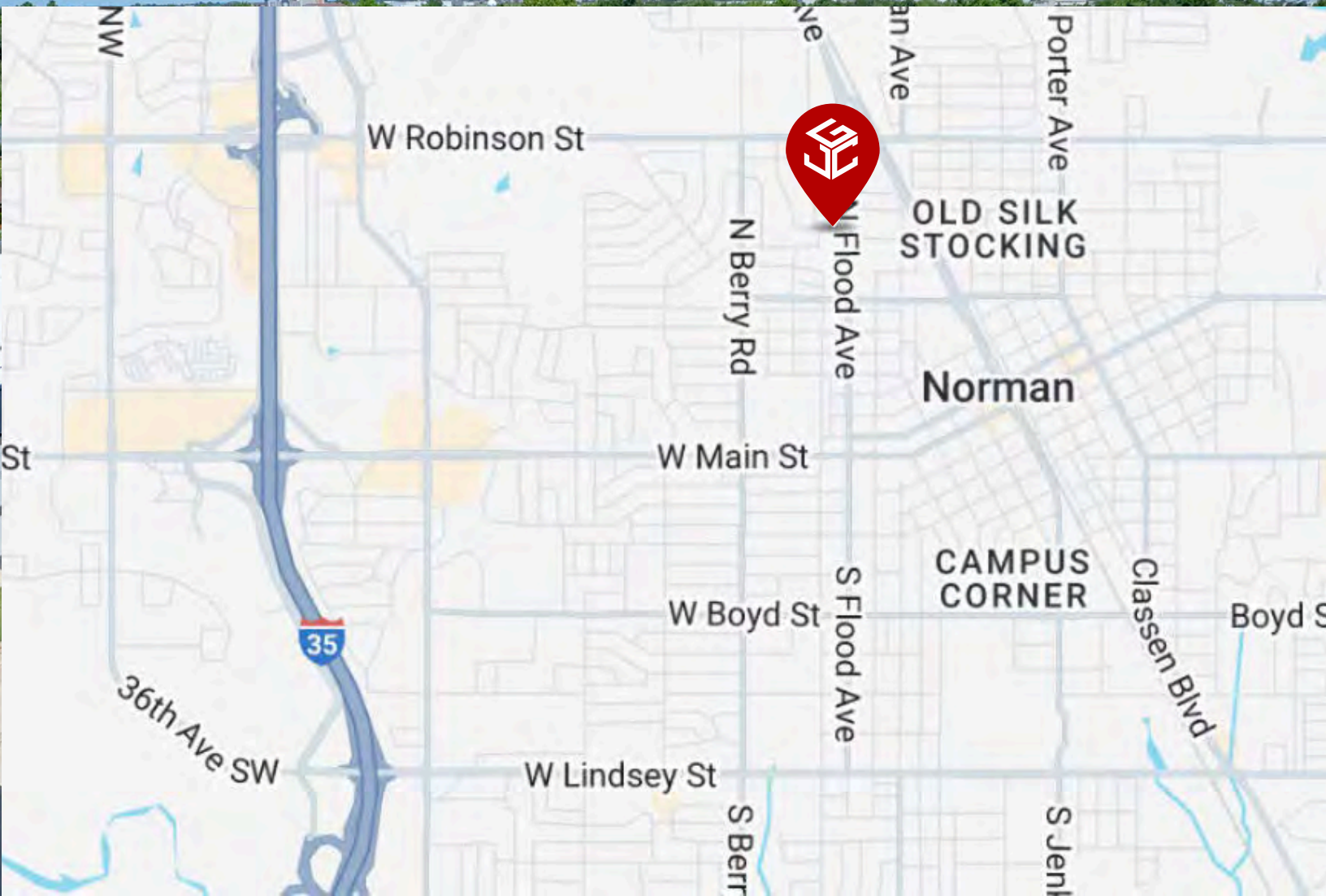
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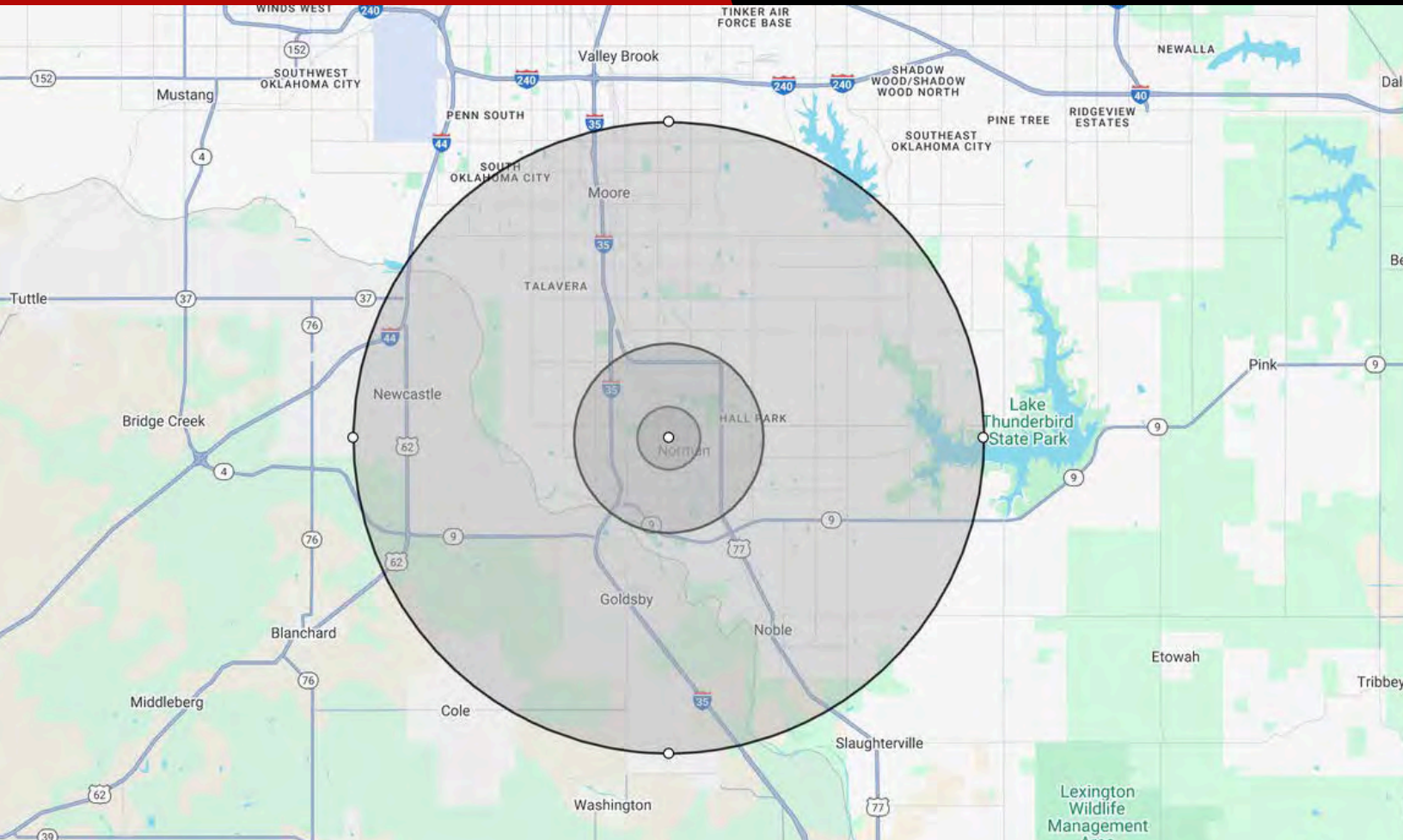
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Demographics

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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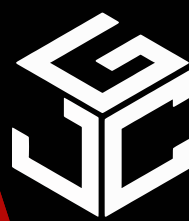


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