

# 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)
Sale Price:	\$1,600,000.00
Year Built:	1980
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

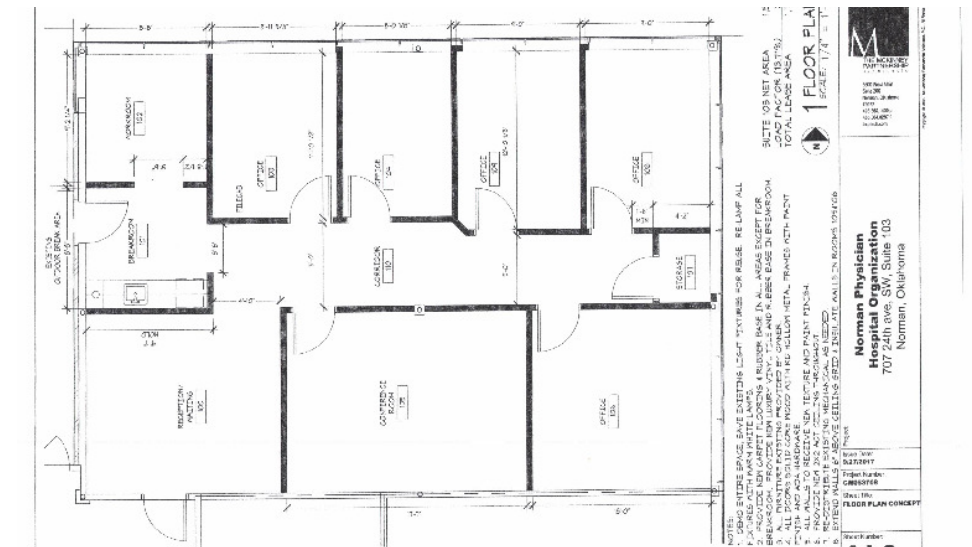
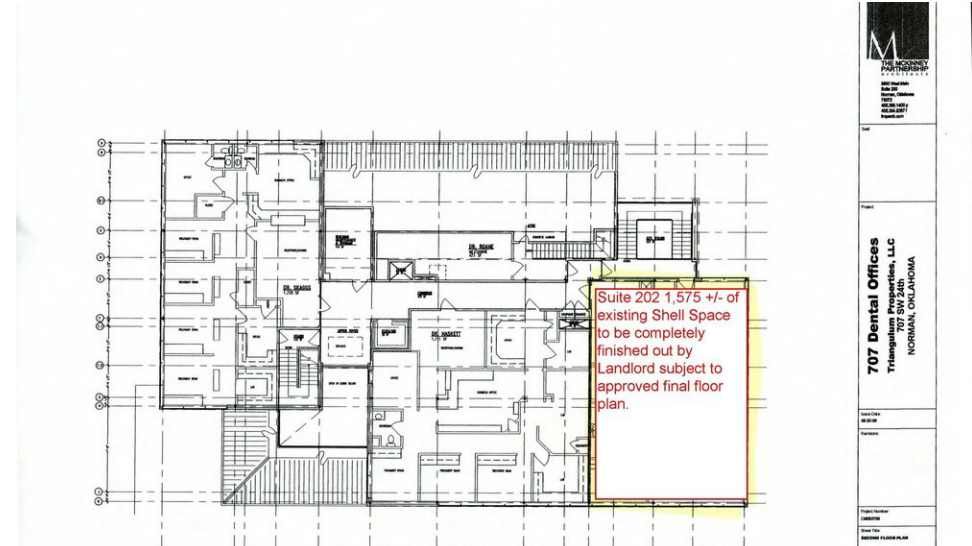
	1 MILE	3 MILES	5 MILES
Total Households	4,023	24,084	41,588
Total Population	9,231	62,996	104,778
Average HH Income	\$57,311	\$66,423	\$61,313

## GAYLA ARTMAN

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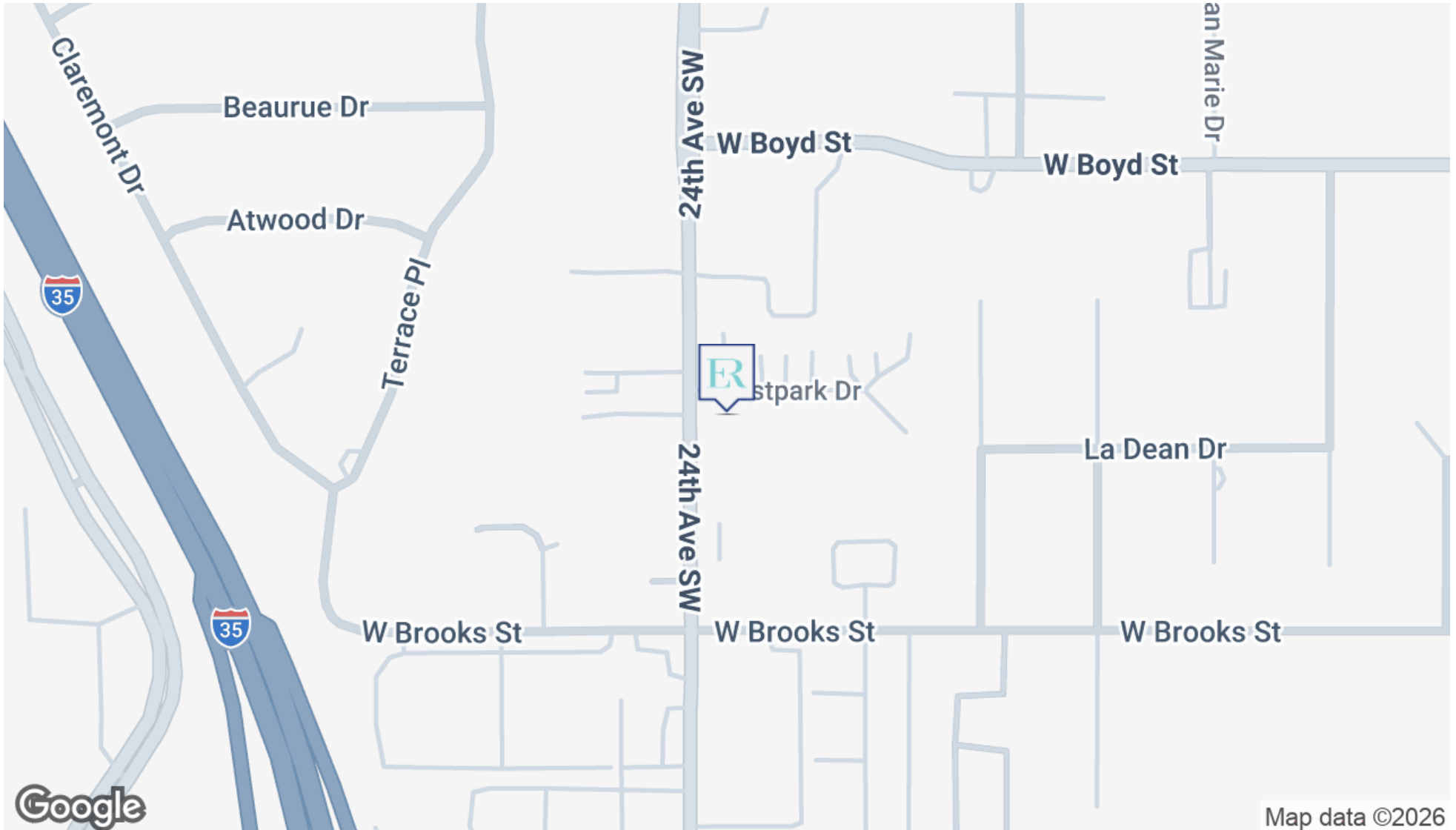
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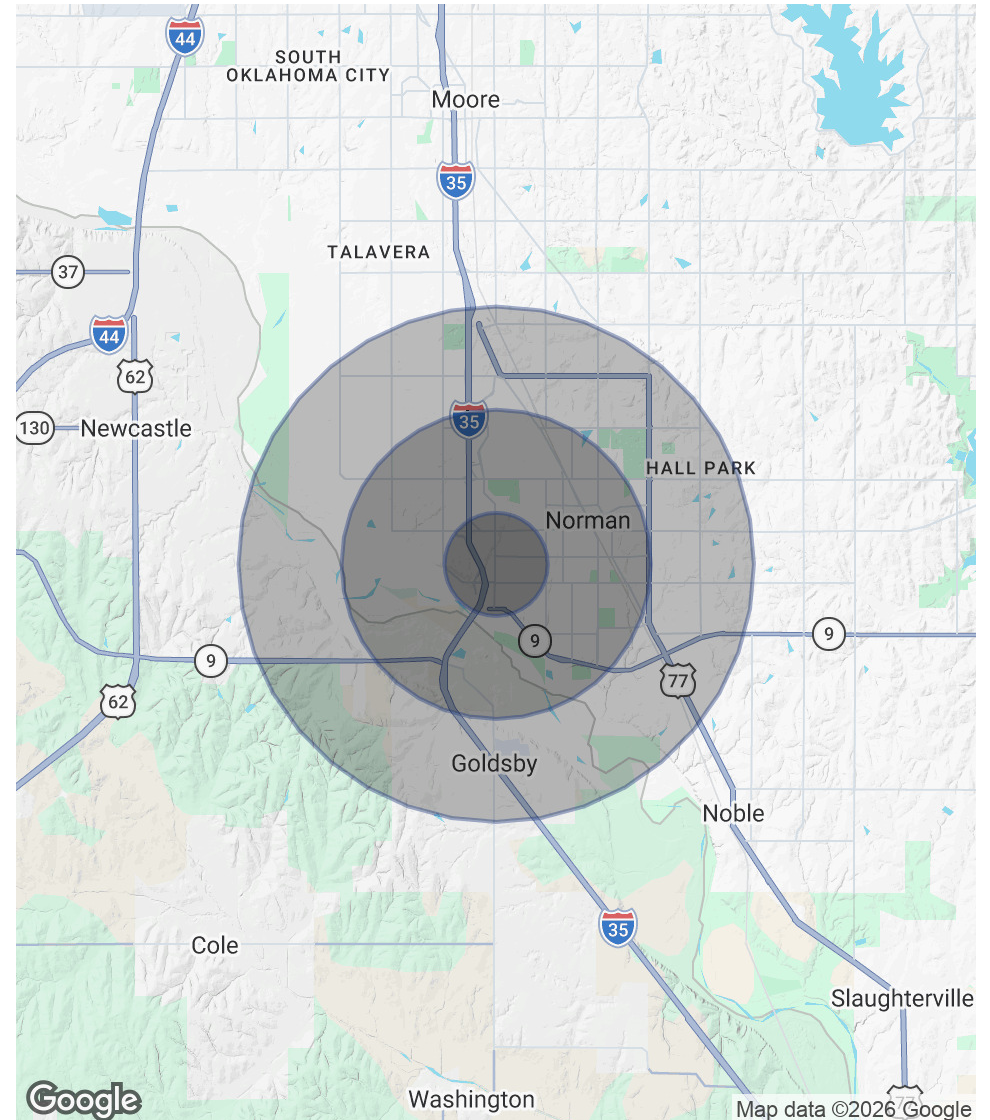
## POPULATION

	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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