

DAMANN PLAZA  
851-867 12TH AVENUE N.E.  
NORMAN, OK 73071



  
**Damann  
Plaza**  
NORMAN, OK

Investment Opportunity  
9,316 SF on 0.68 Acres MOL  
Sales Price: \$1,982,576.96  
Cap Rate: 7.90%

**NAIRED** COMMERCIAL  
REAL ESTATE

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## PROPERTY OVERVIEW

TOTAL SF	9,316 SF
LOT SIZE	0.69 ACRES +/-
YEAR BUILT	2000
ZONING	C-1

- 100% Occupied
- 5 Notable Tenants
- NOI: \$156,632.58
- Walmart Shadow Center
- New TPO Roof Installed in 2021
- 1.5 Miles from Campus Corner
- Across the Street from Griffin Memorial Hospital
- Norman is the 3rd Largest City in the State
- 20 Minutes South of Oklahoma City

## DEMOGRAPHICS



**POPULATION**  
 1 MILE: 9,006  
 3 MILES: 75,172  
 5 MILES: 120,957



**AVERAGE HOUSEHOLD INCOME**  
 1 MILE: \$66,359  
 3 MILES: \$69,906  
 5 MILES: \$77,285



**TOTAL HOUSEHOLDS**  
 1 MILE: 3,662  
 3 MILES: 28,676  
 5 MILES: 48,244



3.5 MILES  
 FROM I-35

# DAMANN PLAZA SITE PLAN



DAMANN PLAZA		
SUITE	TENANT	SF
867	Beanstalk	2,037 SF
863	The Palace	1,259 SF
859	Vape City	1,640 SF
855	State Farm	1,580 SF
851	Viery Nail Spa	2,800 SF



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