

PRIME OWNER-USER OR MEDICAL INVESTMENT OPPORTUNITY

707 24TH AVENUE SW

NORMAN, OK 73071



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OFFERING SUMMARY

Available SF: Suite 202	1,575 Net SF 1,752 Gross SF
Lease Rate:	Negotiable
Sale Price:	\$1,300,000.00
2026 Proforma NOI	\$147,492
Year Built:	1981
Building Size:	13,636 SF
Renovated:	2026
Market:	Norman
Submarket:	Oklahoma City

PROPERTY OVERVIEW

- * For Lease and For Sale! Owner user Opportunity!
- * Suite 202: 1,575 sf shell space ready for tenant's custom floor plan and build-out. Owners will assist with floor plan design and finishes.
- * Beautiful and serene property.
- * Two-Story Multi Tenant Office Building.
- * Perfect building for your office, medical or dental practice.
- * Suite 200 is coming available soon: 1,735 sf.

LOCATION OVERVIEW

Prime location at the corner of Westpark and 24th Avenue SW
Signage and Directory are available.
Easy access to Main Street and I-35.
Virtual walk-through
Suite 200: <https://my.matterport.com/show/?m=pYBJaiYGqWf>
Building: <https://my.matterport.com/show/?m=BjrCUkfexQM>

PROPERTY HIGHLIGHTS

- Recently renovated building.
- Elevator and common area restrooms.
- 71 parking spaces.
- Full-service lease. Average rents \$25.52 psf

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,253	25,432	45,681
Total Population	9,961	63,733	114,303
Average HH Income	\$77,786	\$86,962	\$89,670

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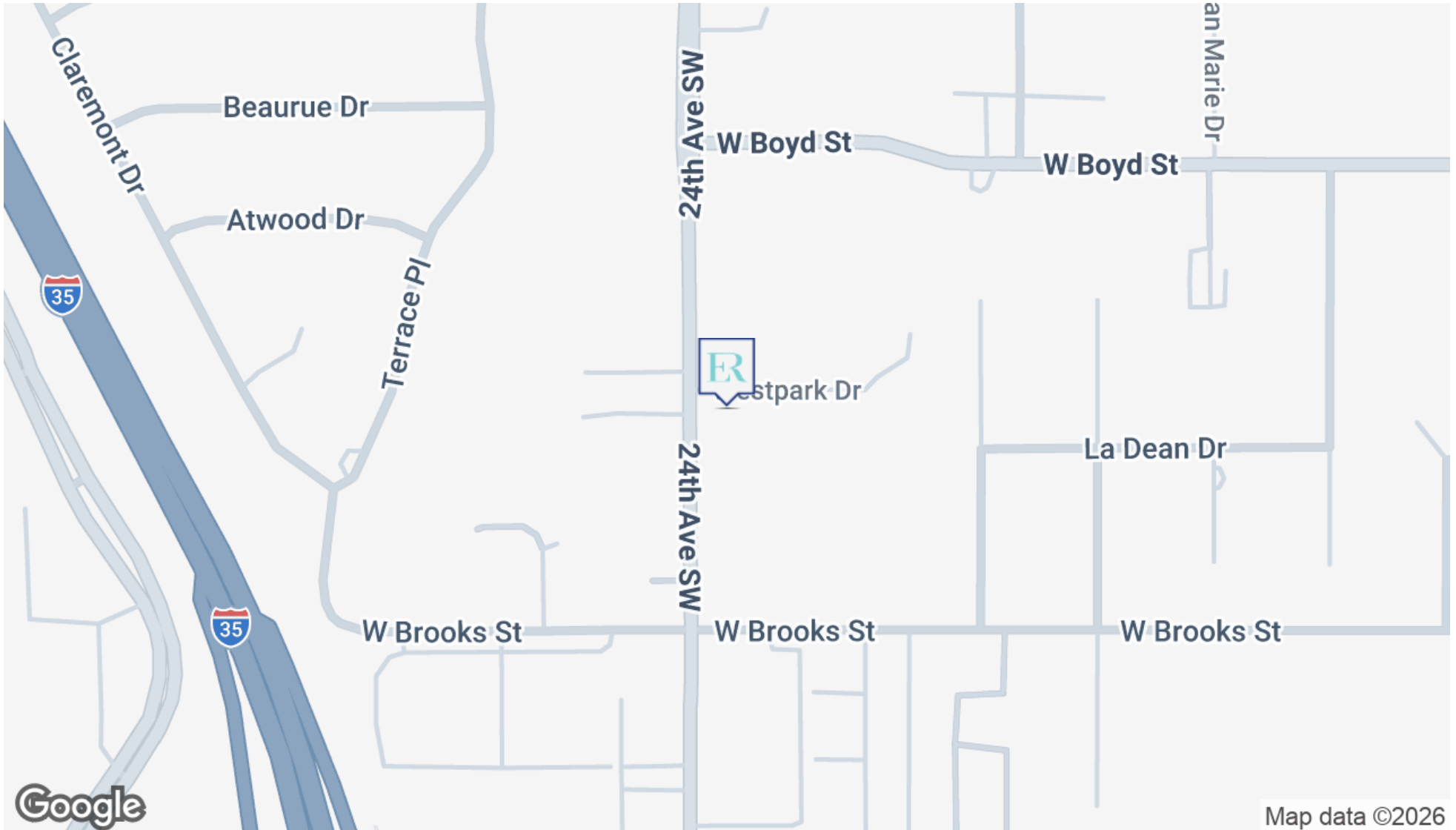
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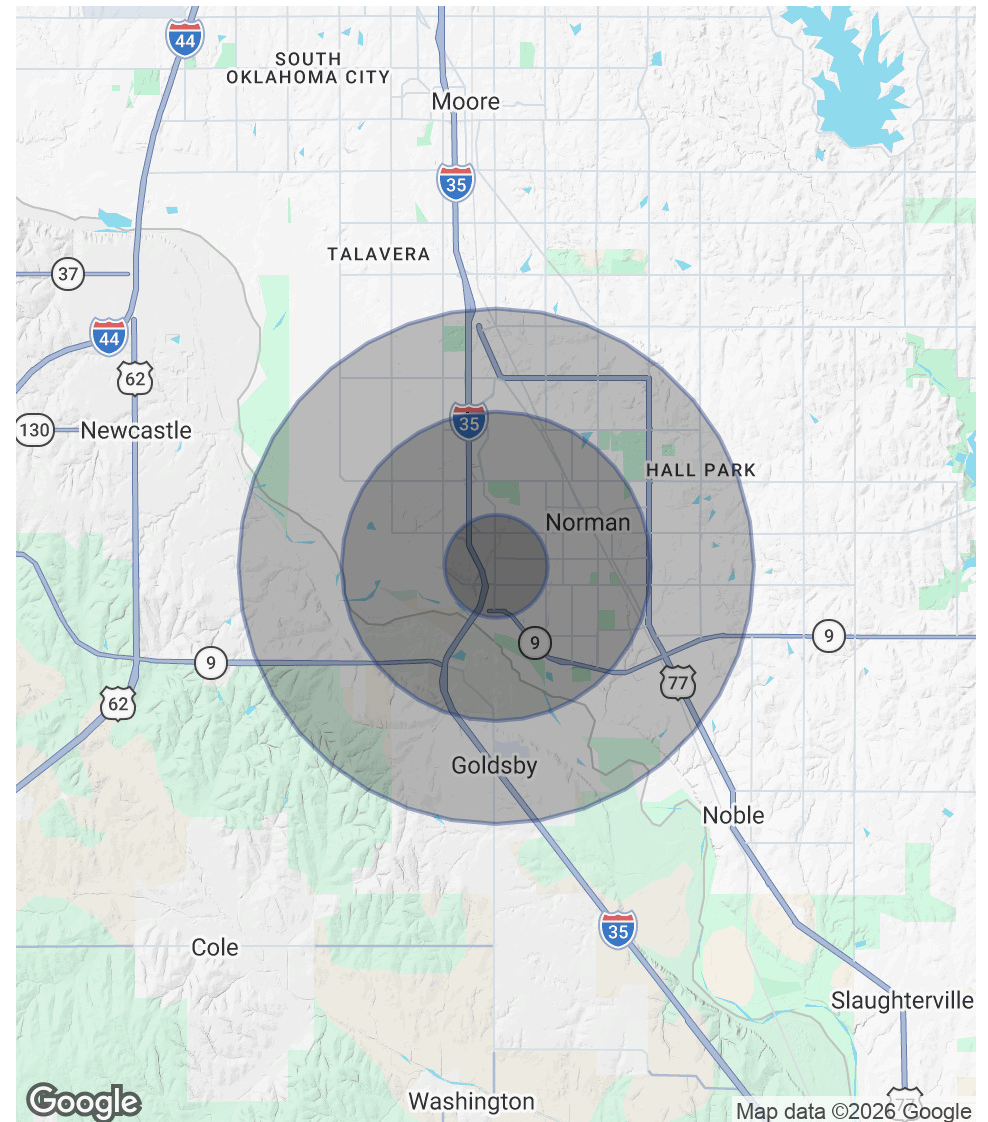
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	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	9,961	63,733	114,303
Average Age	35.6	35.0	34.0
Average Age (Male)	34.1	33.3	33.1
Average Age (Female)	40.3	37.0	35.0
HOUSEHOLDS & INCOME			
Total Households	4,253	25,432	45,681
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$77,786	\$86,962	\$89,670
Average House Value	\$225,407	\$281,547	\$275,450

* Demographic data derived from 2020 ACS - US Census



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