

1923 ATCHISON DRIVE
NORMAN, OK 73069

Office Building For Lease

5,100 SF on 1.2 Acres MOL

Lease Price: \$12.00/SF NNN

NNN Charges: \$4.00/SF



NAIRED COMMERCIAL
REAL ESTATE
405.840.0600 | NAIRED.COM

MATTHEW PIERCE
405.203.3636
MATT@NAIRED.COM

CADE FLESNER
760.889.2305
CADE@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	5,100 SF
LOT SIZE	1.2 ACRES +/-
YEAR BUILT	1982
ZONING	M-1

• **First Month Free Rent**

- Previous Use: Day Care
- Updated Interior
- Frontage on Flood Avenue
- Multiple Offices/Class Rooms
- Kitchenette
- ADA Compliant Restrooms
- Close Proximity to University of Oklahoma
- Easy Access to I-35

DEMOGRAPHICS



POPULATION

1 MILE: 2,282
3 MILES: 44,091
5 MILES: 130,928



AVERAGE HOUSEHOLD INCOME

1 MILE: \$84,596
3 MILES: \$94,023
5 MILES: \$84,196



TOTAL HOUSEHOLDS

1 MILE: 1,032
3 MILES: 17,995
5 MILES: 50,768



1 MILE FROM I-35
6.5 MILES FROM OK-9

1923 ATCHISON DRIVE



1923 ATCHISON DRIVE MAP

