

FOR LEASE

480 24th Ave NW,
Suite 118-120
Norman, OK 73069



Johnson

Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Suite SF: 1,563 SF

Lease Rate: \$18 SF/YR

NNN Rate: \$4.50 SF/YR

Zoning: C-2

Year Built: 2010

Traffic Count: 18,451

Building Size: 85,726 SF

Property Overview

Suite 118-120 at Madison Square offers 1,563 SF of fully built-out space, formerly a med spa and ideal for medical, wellness, or office users. The layout includes a reception area, seven treatment rooms/offices, two restrooms, and a breakroom, providing a turnkey setup for a variety of professional uses. Additional features include a 50-gallon hot water tank and washer/dryer hookups, adding functionality for service-based operations. Located in a high-traffic center in NW Norman, this suite offers an excellent opportunity for businesses seeking a ready-to-occupy space in a prime location.

Chris Johnson
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405.435.3572



BRICK & BEAM
REALTY

Sally Allen
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405.623.7920

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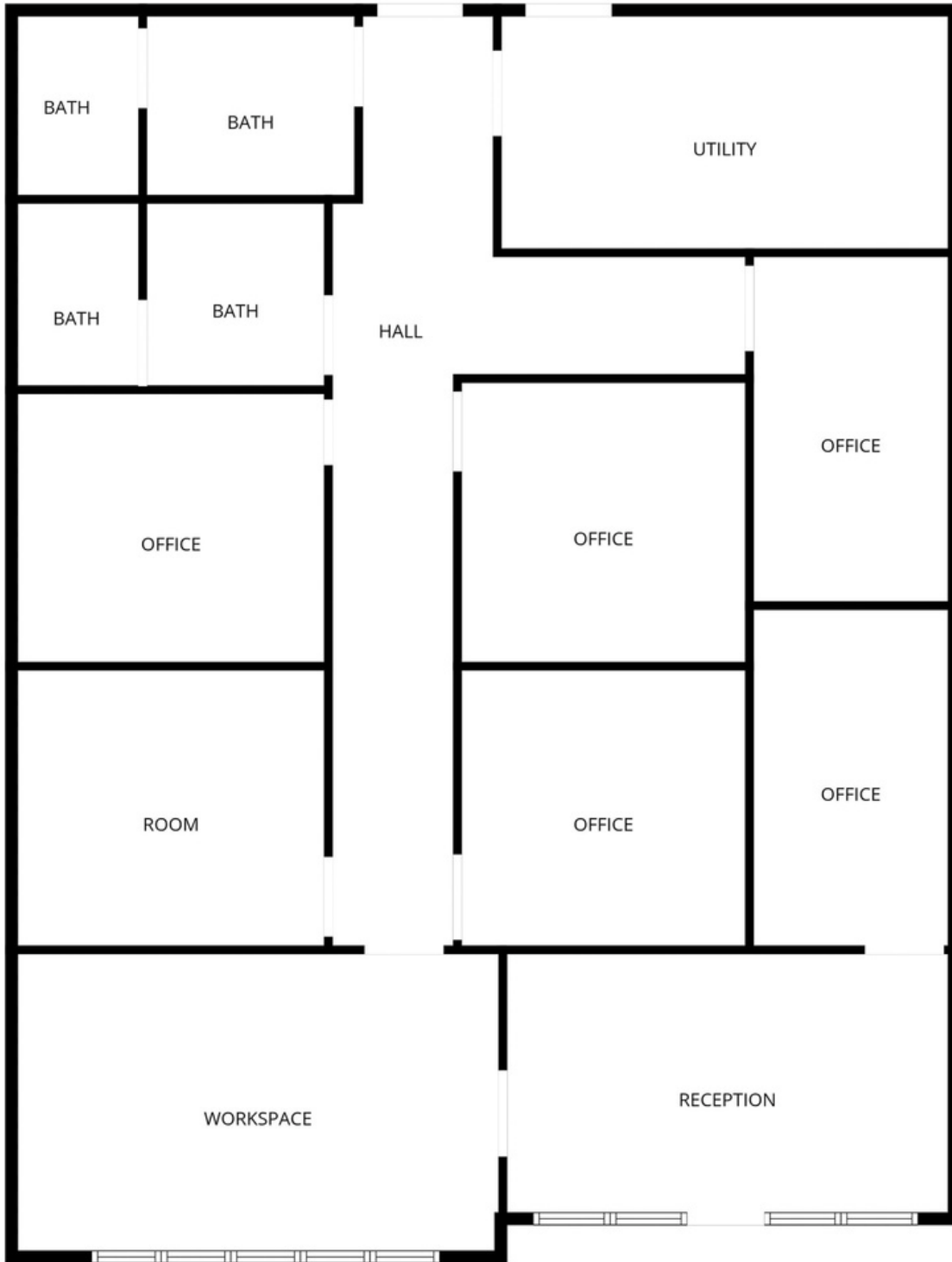
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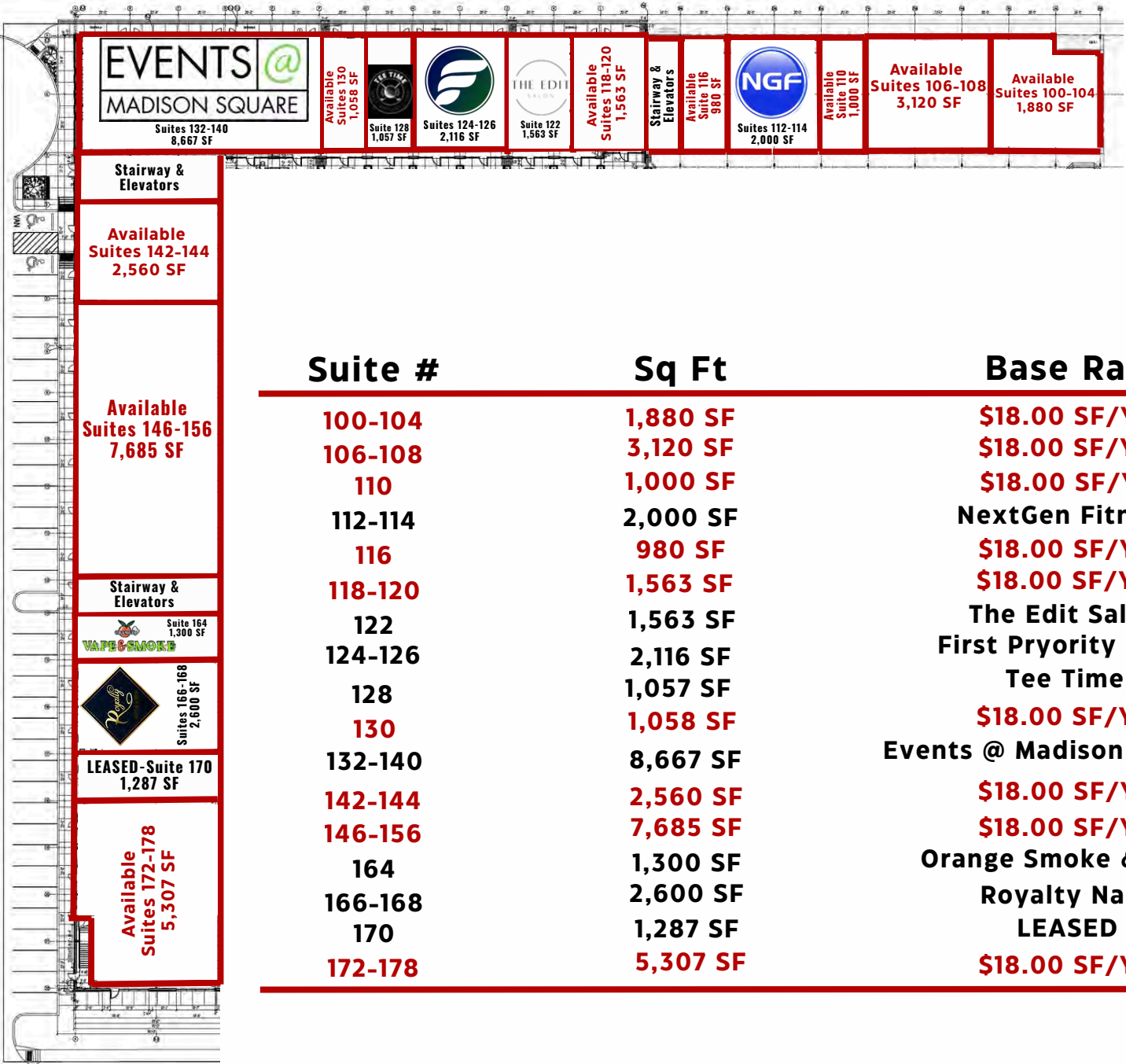
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**First Floor
Suites 100-178**



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| Suite # | Sq Ft | Base Rate |
|---------|----------|-------------------------|
| 100-104 | 1,880 SF | \$18.00 SF/YR |
| 106-108 | 3,120 SF | \$18.00 SF/YR |
| 110 | 1,000 SF | \$18.00 SF/YR |
| 112-114 | 2,000 SF | NextGen Fitness |
| 116 | 980 SF | \$18.00 SF/YR |
| 118-120 | 1,563 SF | \$18.00 SF/YR |
| 122 | 1,563 SF | The Edit Salon |
| 124-126 | 2,116 SF | First Priority Bank |
| 128 | 1,057 SF | Tee Time |
| 130 | 1,058 SF | \$18.00 SF/YR |
| 132-140 | 8,667 SF | Events @ Madison Square |
| 142-144 | 2,560 SF | \$18.00 SF/YR |
| 146-156 | 7,685 SF | \$18.00 SF/YR |
| 164 | 1,300 SF | Orange Smoke & Vape |
| 166-168 | 2,600 SF | Royalty Nails |
| 170 | 1,287 SF | LEASED |
| 172-178 | 5,307 SF | \$18.00 SF/YR |

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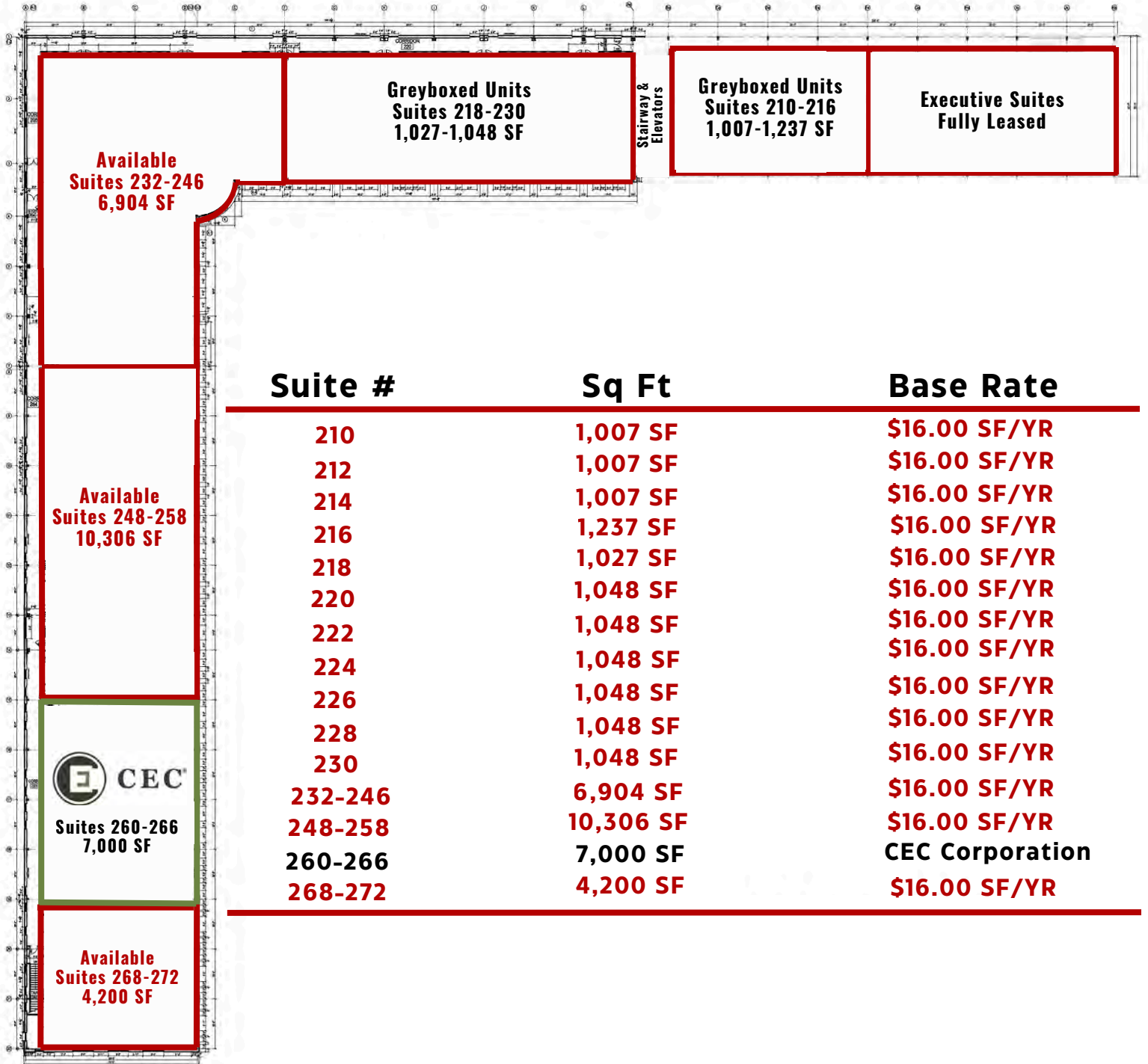
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**Second Floor
Suites 210-272**



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| Suite # | Sq Ft | Base Rate |
|---------|-----------|-----------------|
| 210 | 1,007 SF | \$16.00 SF/YR |
| 212 | 1,007 SF | \$16.00 SF/YR |
| 214 | 1,007 SF | \$16.00 SF/YR |
| 216 | 1,237 SF | \$16.00 SF/YR |
| 218 | 1,027 SF | \$16.00 SF/YR |
| 220 | 1,048 SF | \$16.00 SF/YR |
| 222 | 1,048 SF | \$16.00 SF/YR |
| 224 | 1,048 SF | \$16.00 SF/YR |
| 226 | 1,048 SF | \$16.00 SF/YR |
| 228 | 1,048 SF | \$16.00 SF/YR |
| 230 | 1,048 SF | \$16.00 SF/YR |
| 232-246 | 6,904 SF | \$16.00 SF/YR |
| 248-258 | 10,306 SF | \$16.00 SF/YR |
| 260-266 | 7,000 SF | CEC Corporation |
| 268-272 | 4,200 SF | \$16.00 SF/YR |

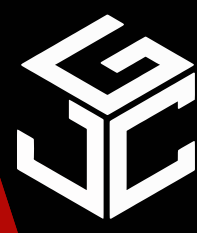
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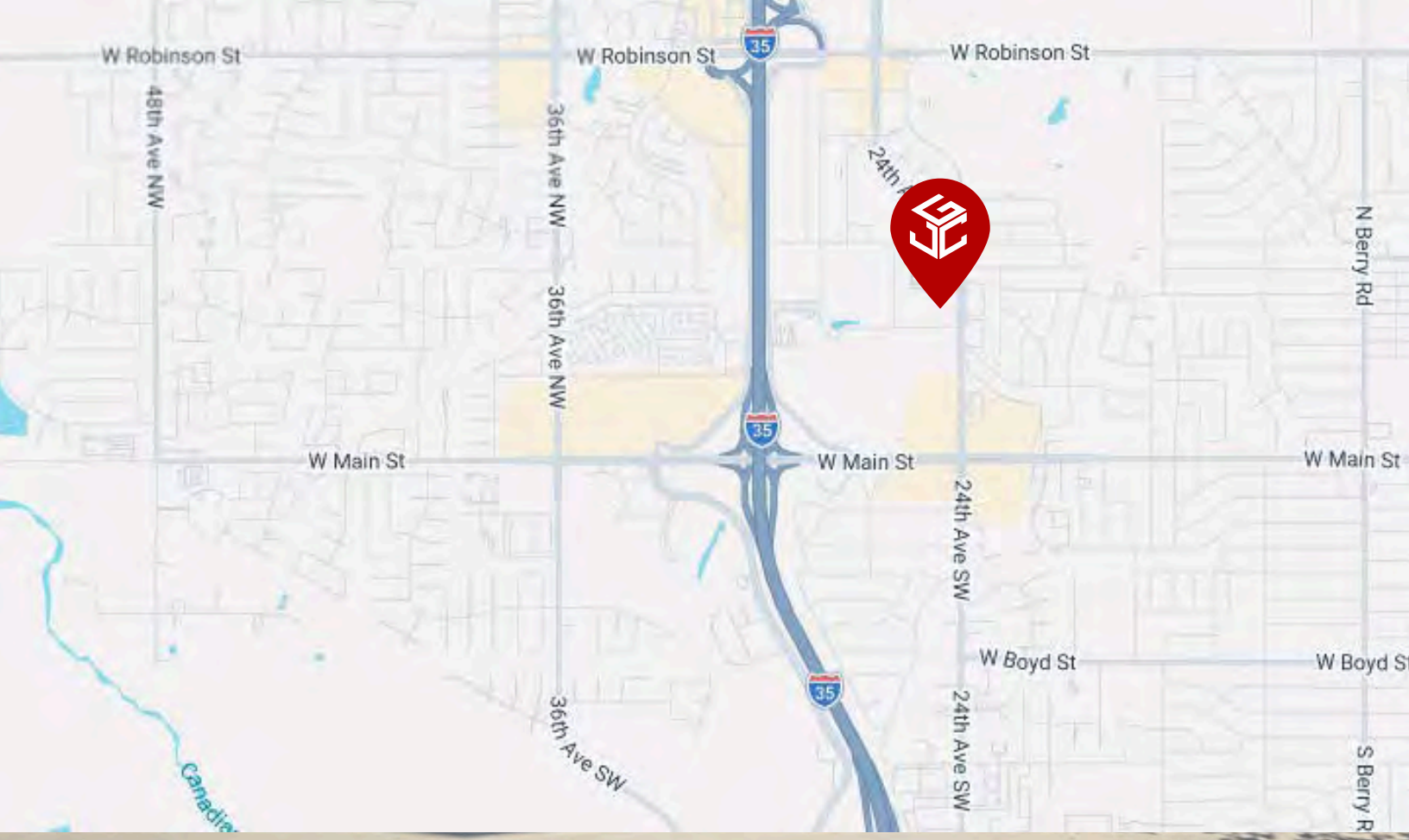
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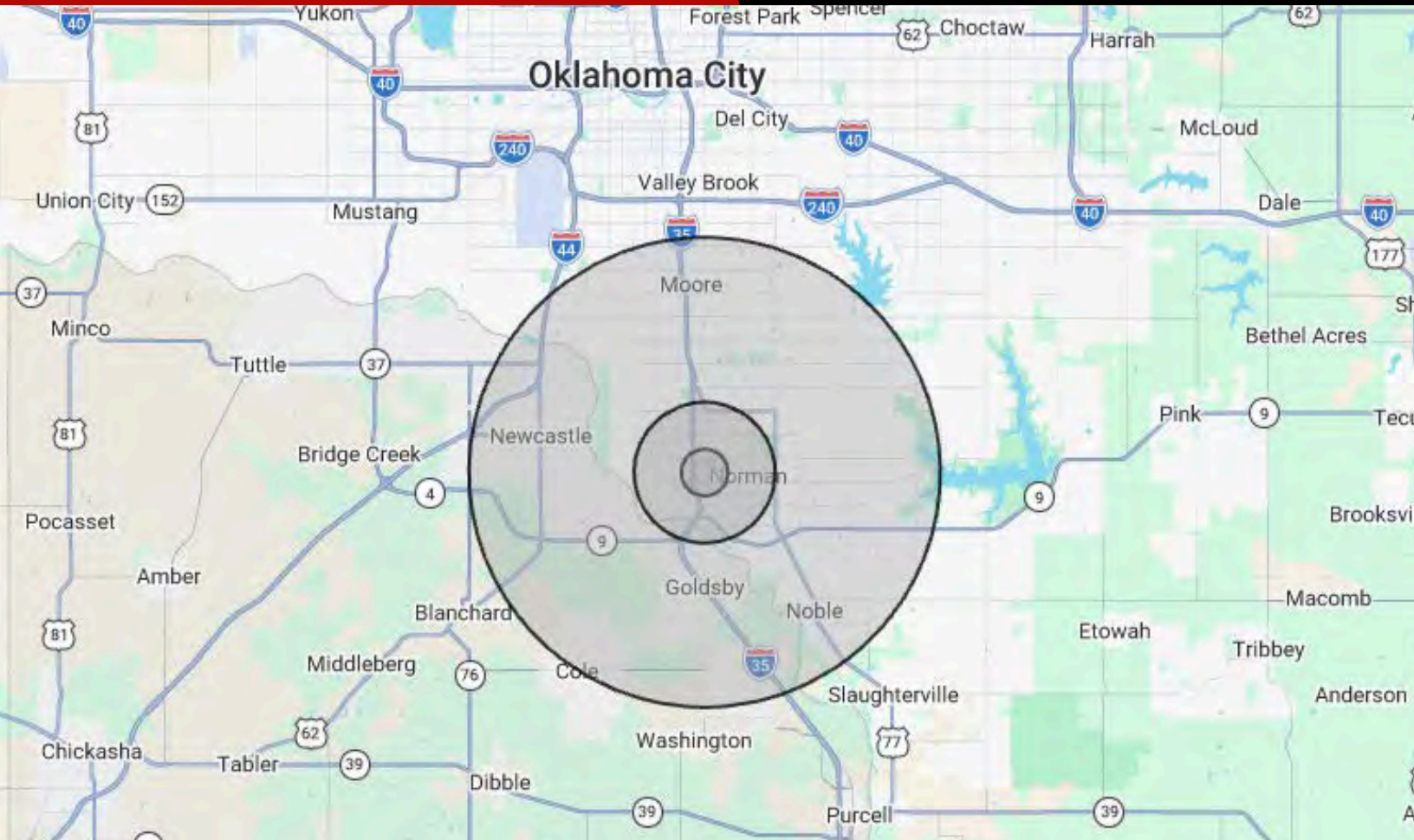
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Demographics

1 MILE

3 MILE

10 MILE

| | 1 MILE | 3 MILE | 10 MILE |
|------------------------|-----------|-----------|-----------|
| Population | 7,158 | 68,829 | 250,126 |
| Average Age | 40 | 32 | 35 |
| Employment | 9,453 | 70,865 | 118,888 |
| Households | 3,196 | 26,766 | 96,363 |
| Ave. Household Income | \$72,333 | \$81,299 | \$85,537 |
| Median Household Value | \$191,041 | \$222,962 | \$199,560 |

Traffic Count

Average Daily Volume

18,451 Vehicles

Demographic data provided by CoStar

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