

MASON PLAZA

751 CANADIAN TRAILS DR, NORMAN, OK 73072



PROPERTY DESCRIPTION

The center is west of the intersection of Highway 9 and Chautauqua Avenue in Norman, OK. It is near the University of Oklahoma Campus and about a mile east of I-35 and River Wind Casino.

| SPACES | LEASE RATE | SPACE SIZE |
|--------|---------------|------------|
| 102 | \$12.00 SF/yr | 3,395 SF |

OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate | \$12.00 SF/yr (NNN) |
| Number of Units: | 3 |
| Available SF: | 3,395 SF |
| Lot Size: | 43,605 SF |
| Building Size: | 8,175 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,661 | 23,509 | 44,501 |
| Total Population | 4,874 | 54,817 | 102,848 |
| Average HH Income | \$49,863 | \$52,004 | \$63,176 |

GEORGE WILLIAMS, CCIM

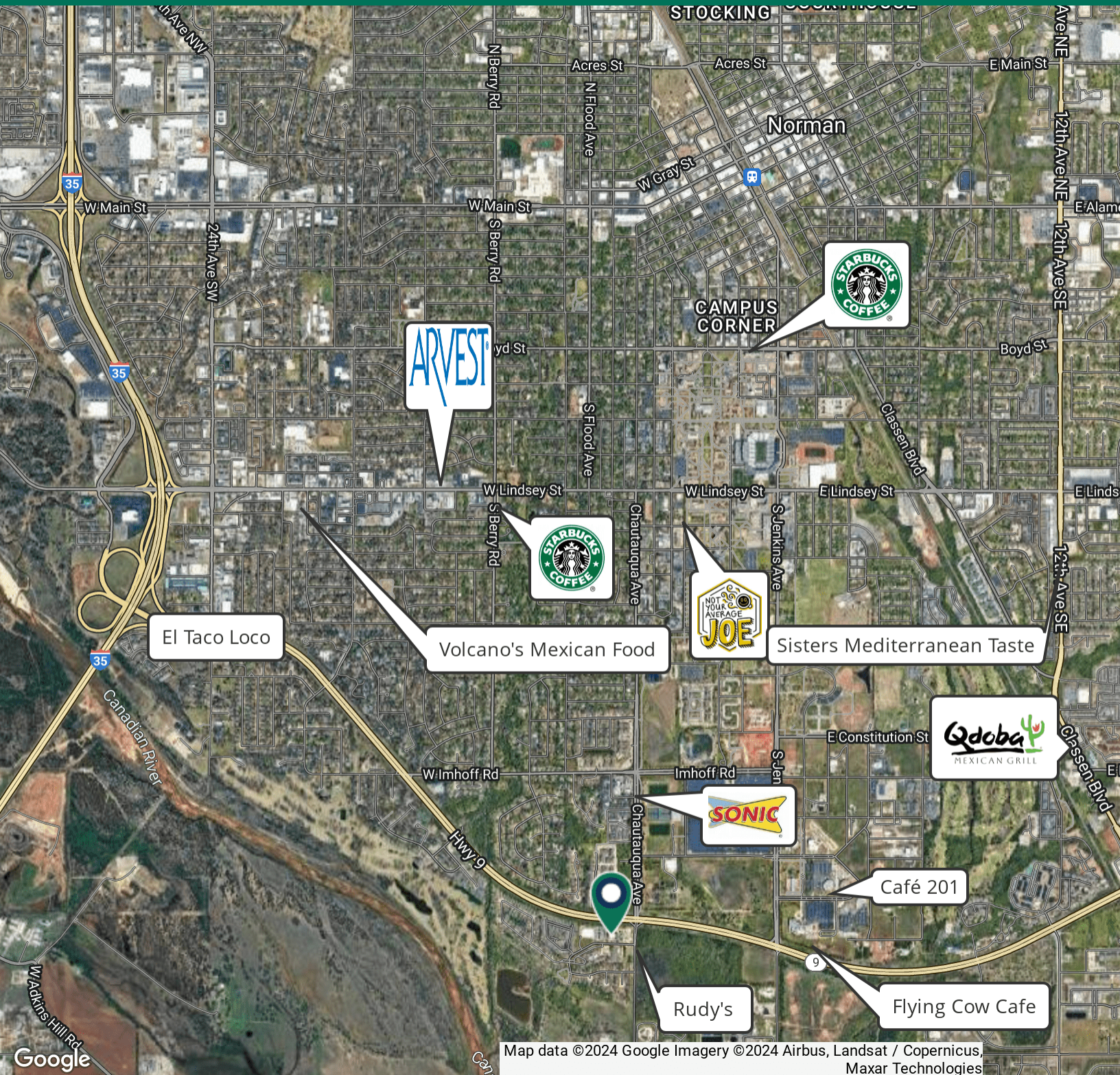
gwilliams@priceedwards.com
O: 405.239.1270 C: 405.657.7800

PAUL RAVENCRAFT

pravencraft@priceedwards.com
O: 405.239.1220 C: 405.226.5467

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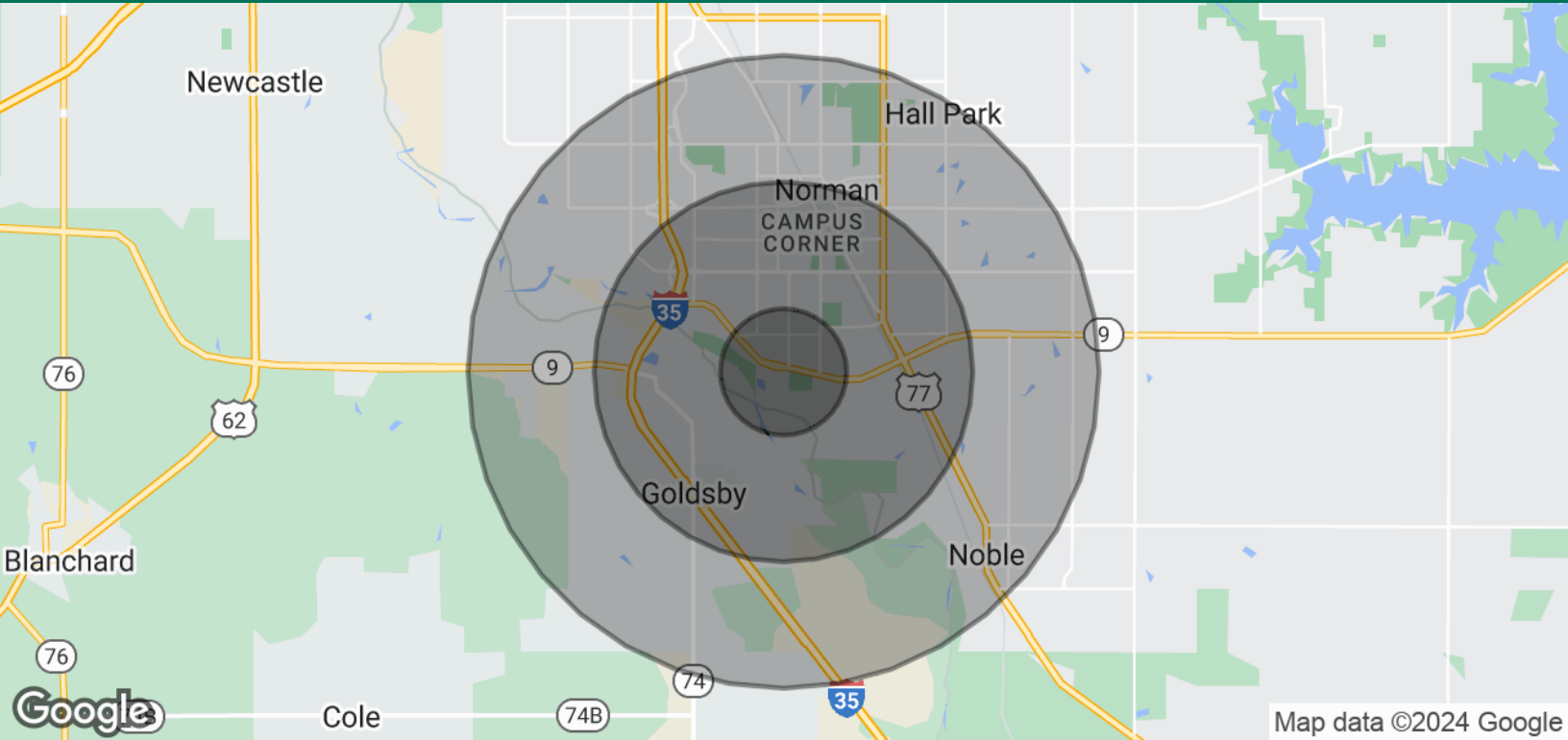
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 4,874 | 54,817 | 102,848 |
| Average Age | 32.0 | 28.6 | 32.6 |
| Average Age (Male) | 28.4 | 27.5 | 31.2 |
| Average Age (Female) | 31.4 | 30.7 | 34.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,661 | 23,509 | 44,501 |
| # of Persons per HH | 1.8 | 2.3 | 2.3 |
| Average HH Income | \$49,863 | \$52,004 | \$63,176 |
| Average House Value | \$210,703 | \$164,439 | \$170,250 |

2020 American Community Survey (ACS)

04302024

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