

# TOLY PARK

227 West Main Street, Norman, OK 73069



## OFFERING SUMMARY

Available SF:	1,250 - 2,500 SF
Lease Rate:	\$23.00 SF/yr (NNN)
Lot Size:	0.16 Acres
Year Built:	2018
Building Size:	5,300
Submarket:	Norman
	112018

## PROPERTY OVERVIEW

Downtown Norman is the perfect site for arts and entertainment with art galleries, live music and theatre, music and performance lessons, an active foundry, and library activities.

Newly constructed Main Street Retail/Office space available in Downtown Norman, OK,

## PROPERTY HIGHLIGHTS

- Retail/Office Development
- Excellent Foot Traffic
- Great tenants in the trade area
- Located next to a Food Truck Park
- Proximity to University of Oklahoma
- Strong Traffic Counts
- Community Support for Business
- New / high end Construction

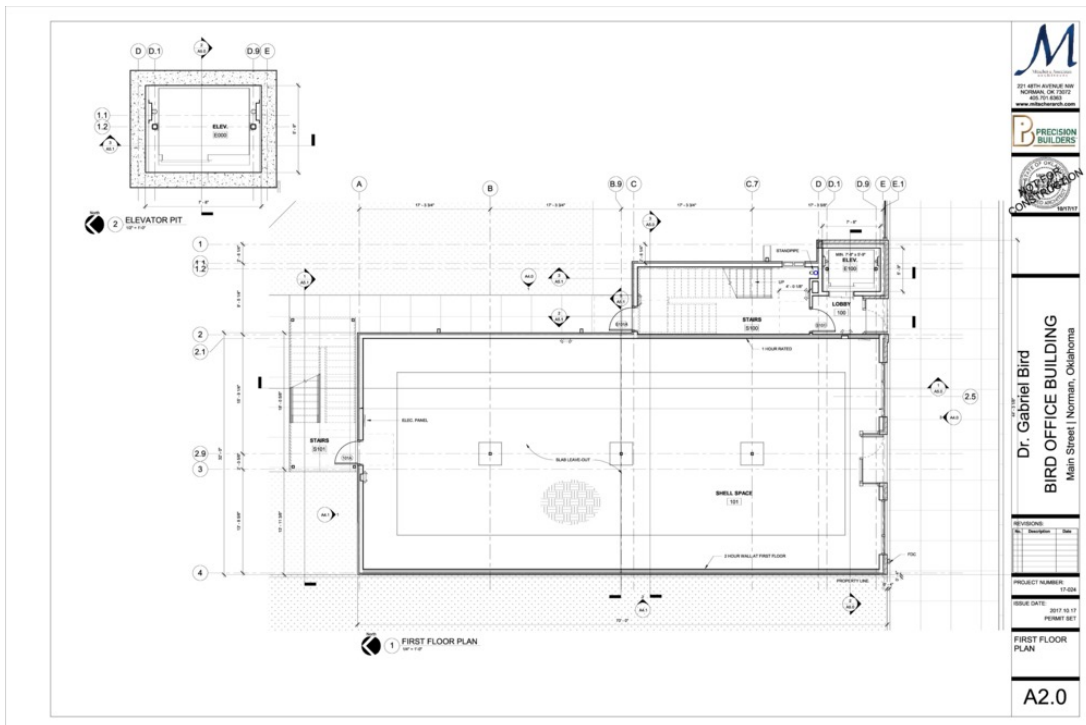
## GIRMA MOANING

Retail Investment Specialist  
gmoaning@priceedwards.com  
405.843.7474  
210 Park Ave, Suite 700, Oklahoma City, OK 73102  
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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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## Rendering & Site Plan

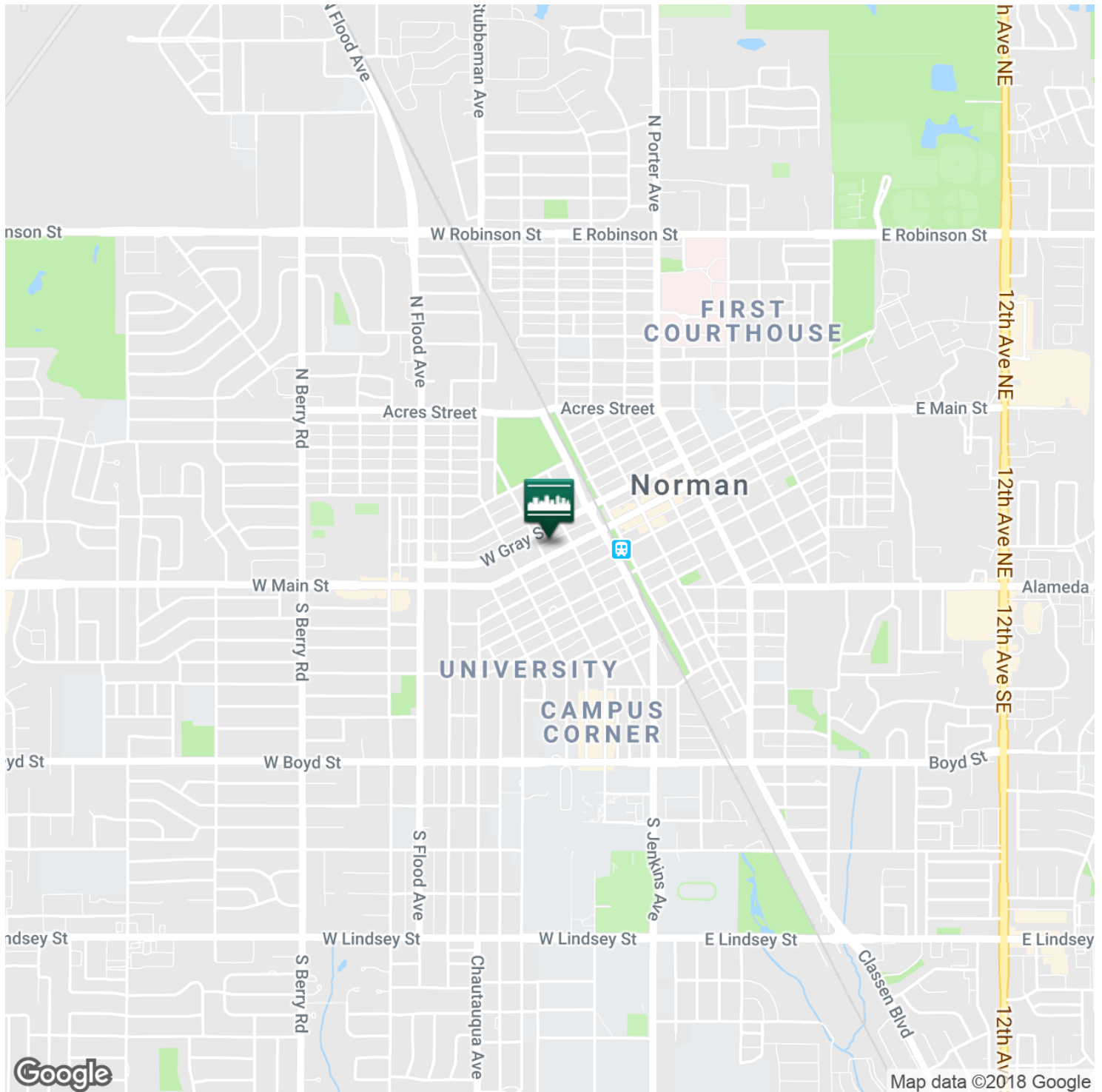


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Location Map



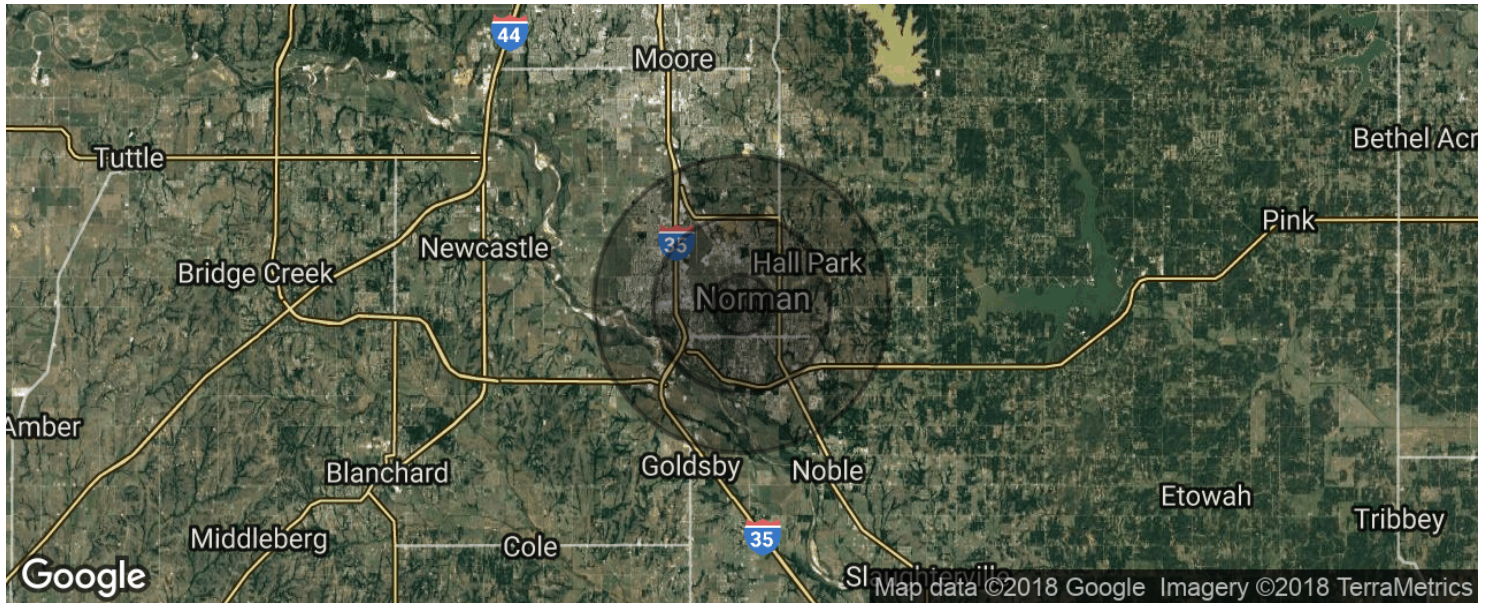
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	13,226	74,557	110,987
Median age	26.2	28.8	30.6
Median age (Male)	25.6	27.5	29.3
Median age (Female)	27.2	30.6	32.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,765	29,127	43,911
# of persons per HH	2.8	2.6	2.5
Average HH income	\$42,628	\$51,948	\$61,041
Average house value	\$108,974	\$124,970	\$158,111

\* Demographic data derived from 2010 US Census

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