

FOR LEASE

36TH NORTH

2821 36TH AVE NW, NORMAN, OK 73072



PROPERTY INFO

- + Small-shop retail center situated between W Rock Creek Rd & W Tecumseh Rd
- + West Norman residents use 36th Avenue as route to I-35
- + Easily accessible from I-35
- + Neighbors include: Physical Therapy Central, On the Rocks, Toro Chino, Life Organics

AVAILABLE SPACE

- + 38,016 SF Available

Floor I: 19,893 SF

- 6,309 SF Bay
- 6,245 SF Bay
- 3,614 SF Bay

Floor II: 18,123 SF

- 2,975 SF Bay
- 1,164 SF Bay
- 1,787 SF Bay
- 2,067 SF Bay
- 2,498 SF Bay
- 1,918 SF Bay
- 1,830 SF Bay
- 2,371 SF Bay

LEASE PRICING

- + Call for Rates



Traffic Counts

36th Ave NW	14,237 ADT
Tecumseh Road	14,325 ADT
Rock Creek Road	5,459 ADT

Source: Oklahoma Department of Transportation

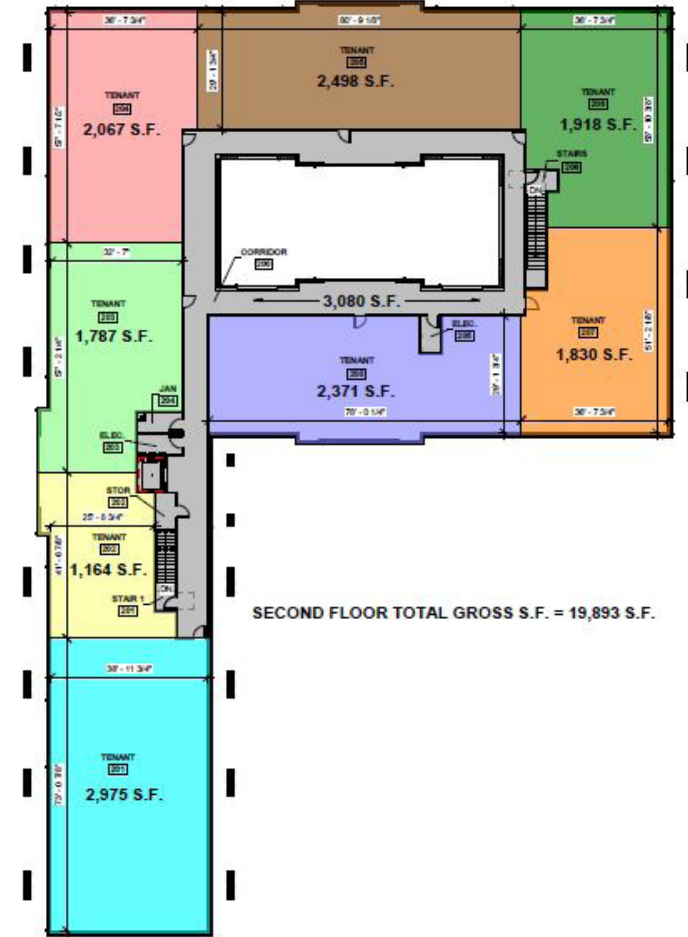
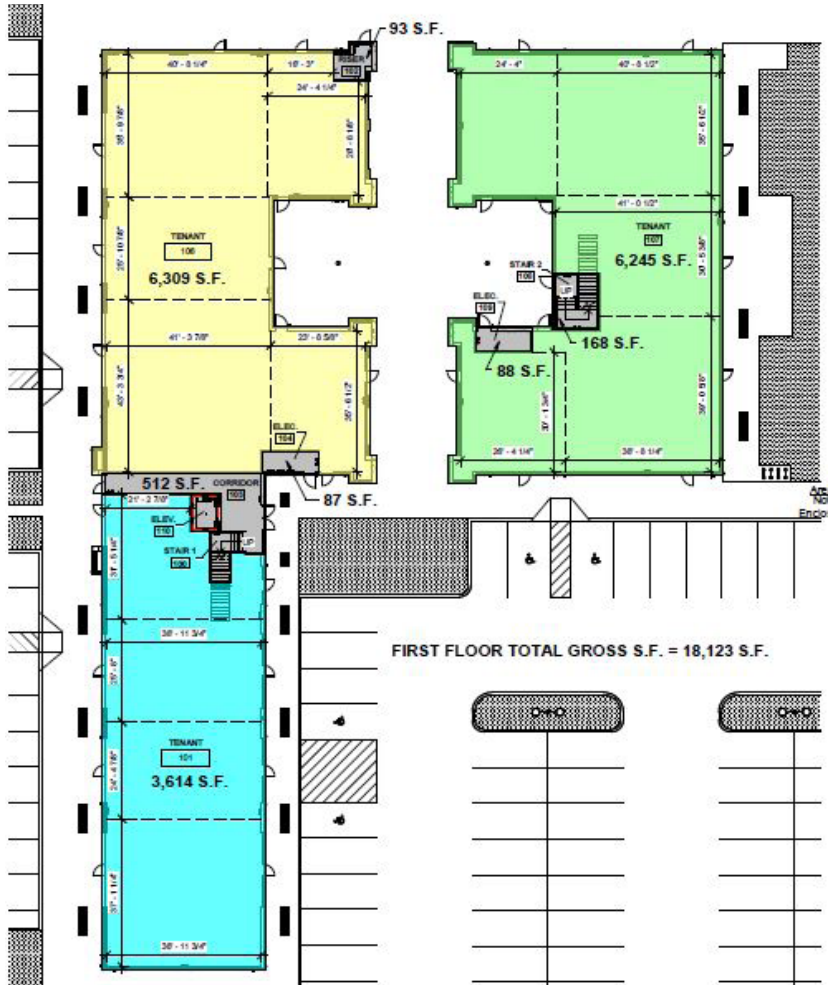
2019 Demographics

	1 Miles	3 Miles	5 Miles
Population	7,568	36,148	105,653
Households	2,894	14,637	40,811
Average Household Income	\$119,309	\$96,204	\$82,889
Daytime Employment	4,409	21,670	116,064



PHASE I

PHASE II



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