Executive Summary



Details

Lease Rate:	Negotiable
Available SF:	956 - 8,053 SF
Building Size:	87,858 SF
Cross Streets:	E Alameda St & 12th Ave SE
Submarket:	Moore/Norman

Highlights

- Retail, Office and restaurant Space is available in as-is or where-is condition.
- Competitive Lease Rates
- Short Term Leases Requested (1year to 5 years)
- Seasonal Occupancy Leases are available.
- Space Build Out Period: 30–60 Days
- Tenant Allowance Available On Case-by-Case Basis
- Pylon Sign Placement Available For Additional Sign Fee

Overview

This Neighborhood Center is well positioned on the east side of Norman with excellent co-tenancy providing good foot traffic, on the strong retail corridor.

National restaurant chains at the intersection include: McDonald's, Mazzio's Pizza, Tropical Smoothie and Raising Cane's. Walmart SuperCenter is located less than 1/2 mile north of Alameda.

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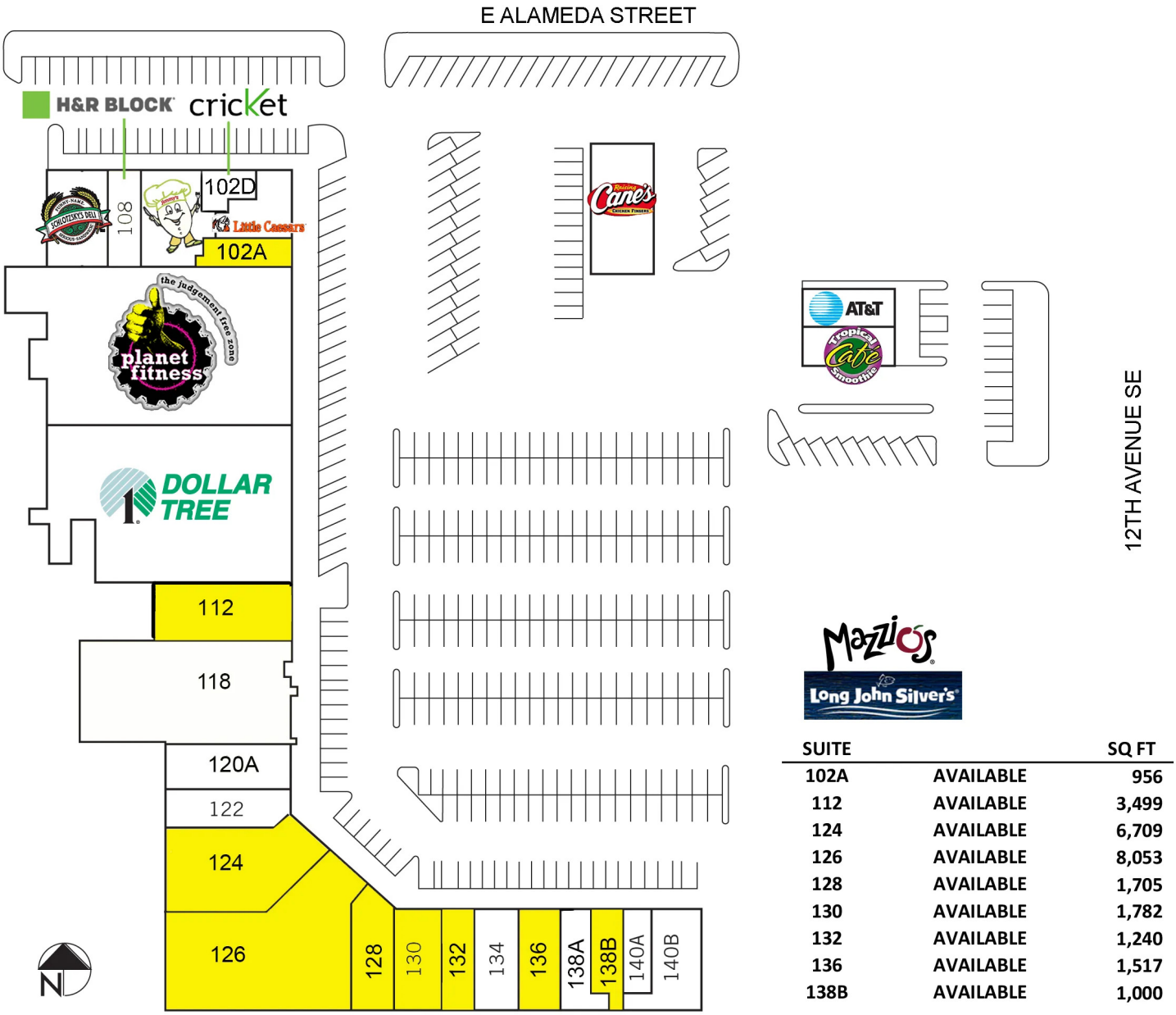






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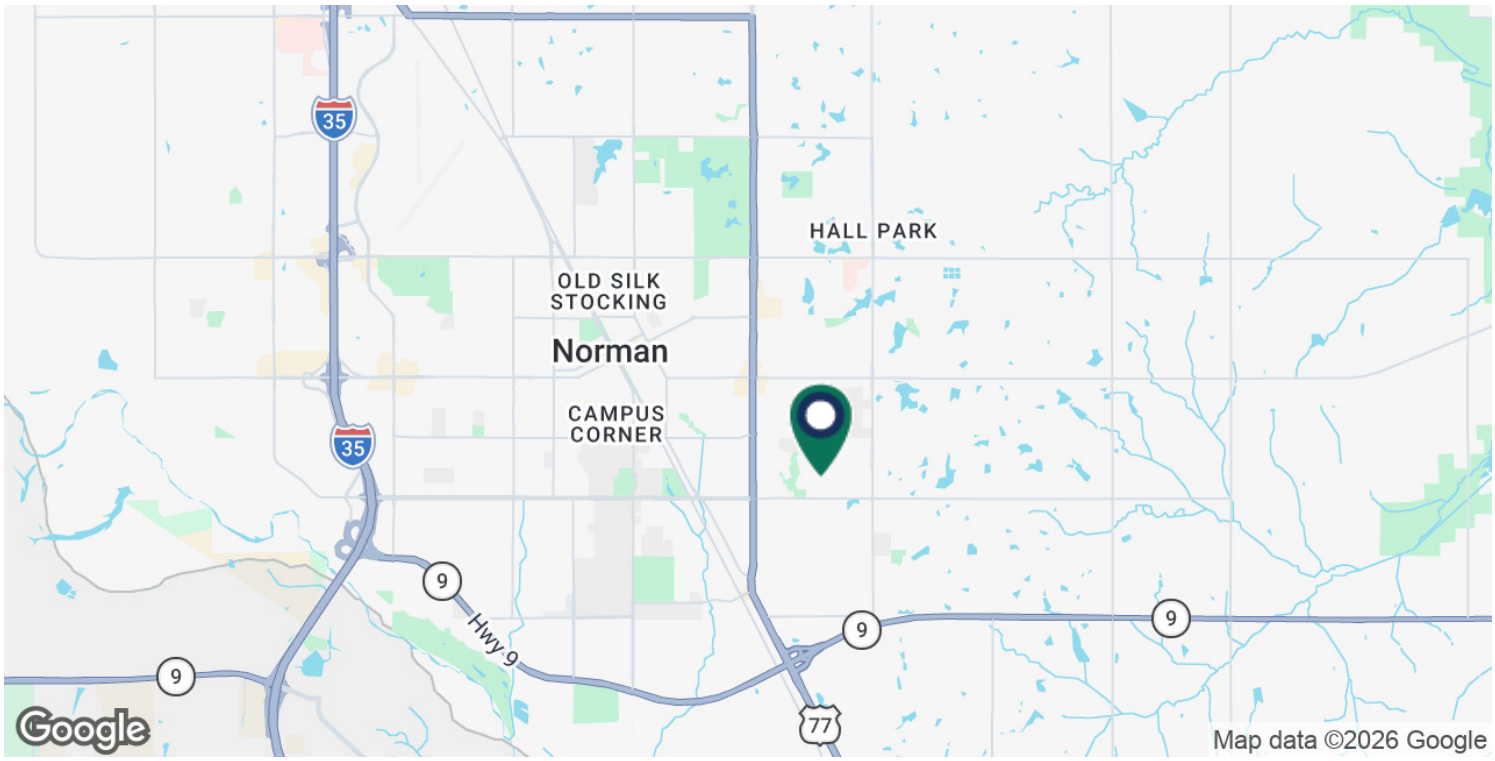
Site Plan

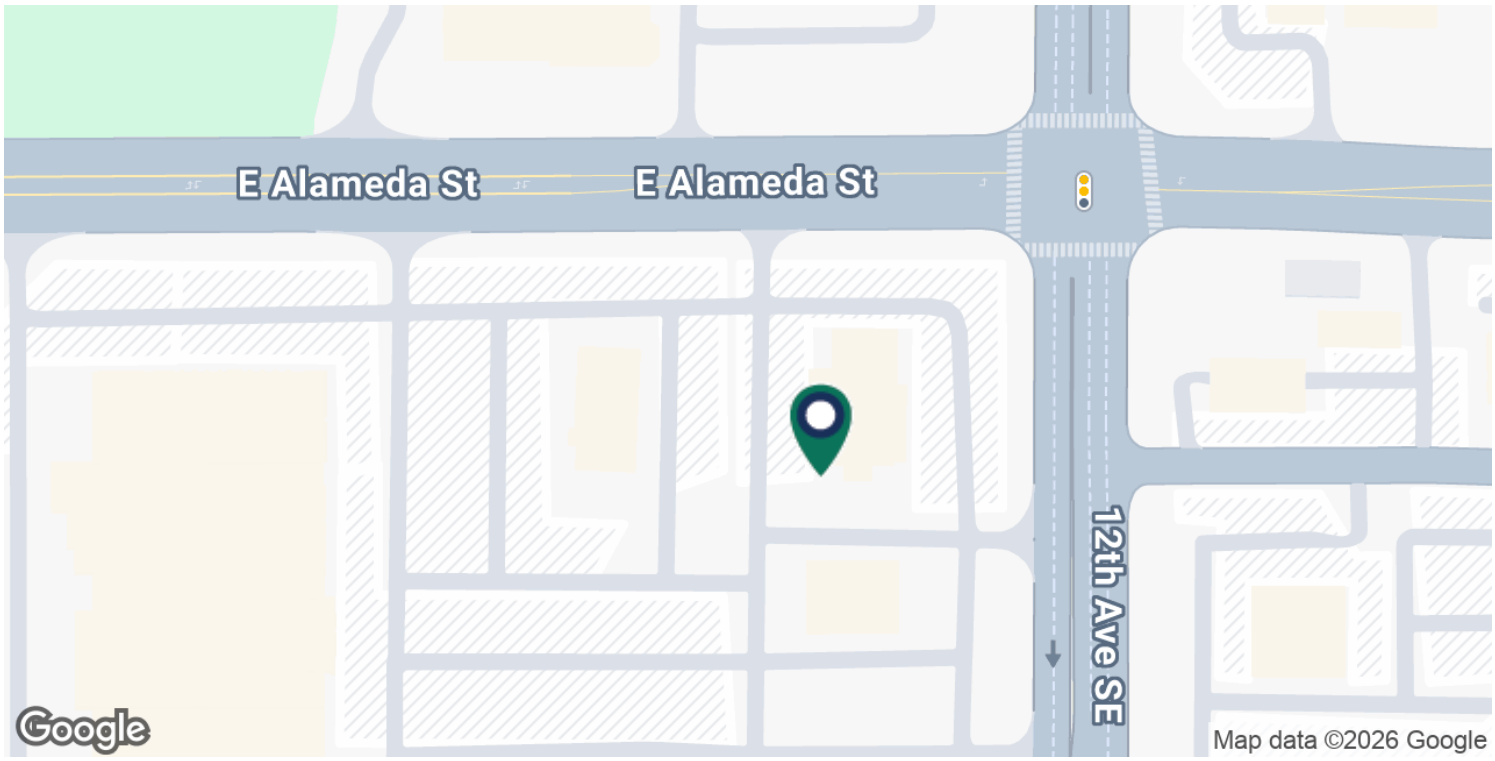


SUITE		SQ FT
102A	AVAILABLE	956
112	AVAILABLE	3,499
124	AVAILABLE	6,709
126	AVAILABLE	8,053
128	AVAILABLE	1,705
130	AVAILABLE	1,782
132	AVAILABLE	1,240
136	AVAILABLE	1,517
138B	AVAILABLE	1,000

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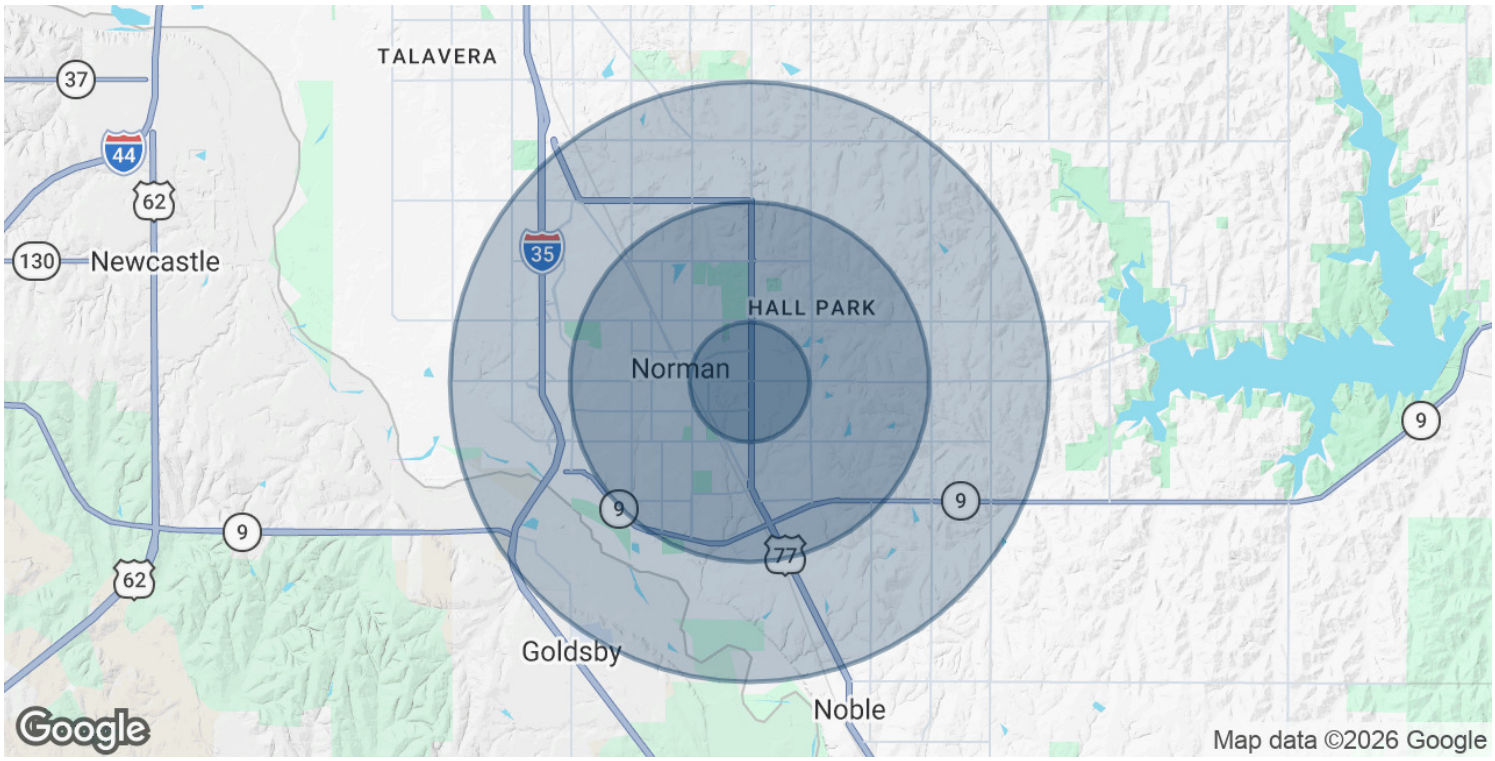
Location Map





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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	11,472	66,460	103,559
Average Age	28.2	27.8	29.6
Average Age (Male)	27.7	27.0	28.3
Average Age (Female)	28.8	28.8	31.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,044	24,815	40,660
# of Persons per HH	2.3	2.7	2.5
Average HH Income	$44,383	$49,378	$57,146
Average House Value	$141,689	$128,130	$149,779

2020 American Community Survey (ACS) *10122026*

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