

NOW AVAILABLE

FOR LEASE 36 NORTH SHOPPING CENTER/OFFICE COMPLEX

BETWEEN ROCK CREEK RD AND TECUMSEH RD ALONG 36TH AVENUE NW
NORMAN, OKLAHOMA 73069

Retail 24/7.

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AERIAL



DEMOGRAPHICS

2014 ESTIMATED DEMOGRAPHICS	1 mile	3 miles	5 miles
POPULATION:	5,387	31,134	98,414
HOUSEHOLDS:	1,977	12,727	38,522
AVERAGE INCOME:	\$94,031	\$80,274	\$70,860

TRAFFIC COUNTS

TRAFFIC COUNTS	
TECUMSEH ROAD	20,576 VPD
36TH AVENUE NW	14,948 VPD
INTERSTATE 35	80,500 VPD

FOR MORE INFORMATION PLEASE CONTACT

Stuart Graham Vice President +1 405 272 5306 stuart.graham@cbre-ok.com	Ryan Storer Senior Associate +1 405 272 5343 ryan.storer@cbre-ok.com	Mark W. Inman, CPA Senior Vice President +1 405 272 5326 mark.inman@cbre-ok.com
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CB Richard Ellis|Oklahoma | 3401 NW 63rd Street | Suite 400 | Oklahoma City, OK 73116

www.cbre-ok.com

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NOW LEASING IN NORMAN NEW RETAIL/OFFICE DEVELOPMENT

JUST WEST OF INTERSTATE 35 BETWEEN ROCK CREEK RD AND TECUMSEH RD ALONG 36TH AVENUE NW



36 NORTH SHOPPING CENTER RETAIL/OFFICE SPACE AVAILABLE

- :: **Lease Price:**
\$22-24.00 PSF NNN
- :: **Total Available Retail Space:**
21,125 SF*/Divisible to 1,000 SF
- :: **Total Available Office Space:**
19,962 SF*/Divisible to 3,200 SF
- :: **Trade area neighbors include:**
Norman Regional Healthplex, CVS Pharmacy, Walmart Neighborhood Market, MidFirst Bank, Arvest Bank, McDonald's, Sonic, University Town Center and many more

- :: **Highlights:**
 - High quality construction
 - Great access
 - Excellent visibility
 - Fast growing residential areas
 - Average household income of \$80,274 within a 3-mile radius

*Per Landlord



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SITE PLANS

NOW LEASING - RETAIL/OFFICE SPACE UNDER CONSTRUCTION

