



RETAIL

**FORMER DAYCARE | FOR SALE OR LEASE**

1019 24TH AVE SW, NORMAN, OK

THE  
RETAIL  
GROUP





## PROPERTY DETAILS

Building Size	7,464SF
Land	1 Acre MOL
Lease Rate	\$12.00/SF NNN
NNN Charges	\$3.00/SF (estimated)
Sale Price	\$950,000

## PROPERTY HIGHLIGHTS

The site allows quick access onto W Lindsey Street and Interstate-35. Lindsey is a direct route from I-35 to the OU campus

1.8 miles west of the University of Oklahoma, with an enrollment of nearly 33,000

Just east of Braum's Ice Cream & Dairy Store and OnCue.

Norman City Council recently approved a \$1B entertainment district and arena for OU sports and activities

## SNAPSHOT



**Estimated Vehicles/Day**  
**24th Ave SW**  
12,500 VPD



**Avg. HH Income**  
**5 mi Radius**  
\$89,067



**Population**  
**5 mi Radius**  
122,615





**THE  
RETAIL  
GROUP**

**SHAUN CORSO**  
scorso@newmarkrp.com  
O: 405.600.6872

**JAY COHLMIA**  
jaycohlmia@newmarkrp.com

**MICHAEL RAPELLA**  
mrapella@newmarkrp.com

204 N. Robinson, Ste 700 OKC, OK, 73102 | for more information, visit us at  
110 W. 7th, Ste 2600 Tulsa, OK, 74119 | **NEWMARKRP.COM**

The information contained herein was obtained from sources believed reliable; however, Newmark Robinson Park makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. Independently Owned and Operated.