



1707 Topeka Street

Norman, Oklahoma 73069

PROPERTY HIGHLIGHTS

- 3,000 SF MOL Building
- 2 Bays with 14' Doors
- Approximately 65,000 SF Paved Lot
- Fronts Flood Avenue & Highway 77
- Ideal for Vehicle, Boat, ATV & Farm Equipment Sales
- Offices Downstairs & Upstairs



TOTAL SF	3,000 SF MOL
ZONING	I-1
GENERAL USE	Industrial/Retail
LAND IN ACRES	1.59 ACRES MOL
REAL ESTATE TAXES	\$2,225/Annually

For more information:

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Ana Nix

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Traffic Count: 14,544 CPD



Tecumseh

Cleveland
County Office
of Juvenile
Affairs



Flood Avenue

Chris' Auto Body

Indian Nation Wholesale



Stone Objects

SITE

Traffic Count: 21,980 CPD

Topeka Street

Max Westheimer Airport

DEMOGRAPHICS

Population

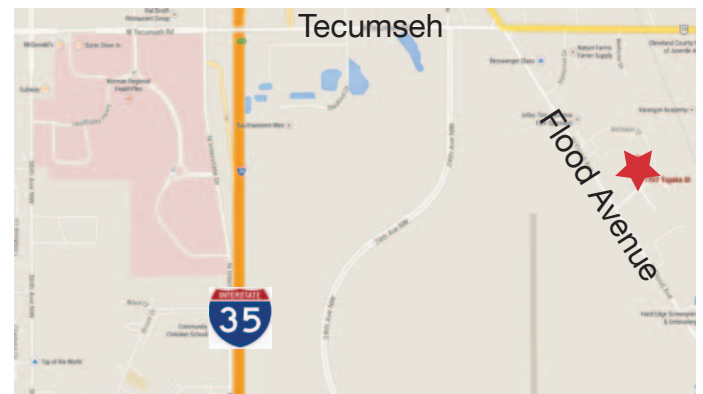
1 Mile:	3 Mile:	5 Mile:
45	37,646	114,585

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$83,333	\$58,727	\$52,417

Total Households

1 Mile:	3 Mile:	5 Mile:
17	15,155	45,199



LOCATION HIGHLIGHTS

- Directly Across from Westheimer Airport
- Located Next to Industrial & Office
- South of High Traffic Intersection of West Tecumseh & Flood Avenue/Highway 77

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