

# FOR SALE

1808 W Lindsey St.  
Norman, OK 73069



**Johnson**  
Commercial Group

JohnsonCommercialGroup.com



## Offering Summary

**Sale Price: \$2,108,000**

**Size: 7,200 SF**

**Price Per SF: \$292.77**

**Land Size: .87 Acres**

**Zoning: C2**

**CAP Rate: 7%**

## Property Overview

This fully leased 7,200 SF retail center at 1808 W Lindsey St., Norman, OK is located at the SW corner of Lindsey St. and McGee St., just 1.5 miles from the University of Oklahoma. The property sits on 0.87 acres and is zoned C-2. Built in 2007, it features four units with NNN leases, 170 feet of frontage along Lindsey St., and 40 parking spaces. Situated in a high-traffic retail area with easy access to I-35, this property offers strong visibility and consistent foot traffic, making it a solid investment opportunity.

**Chris Johnson**  
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405.435.3572



**BRICK & BEAM**  
REALTY



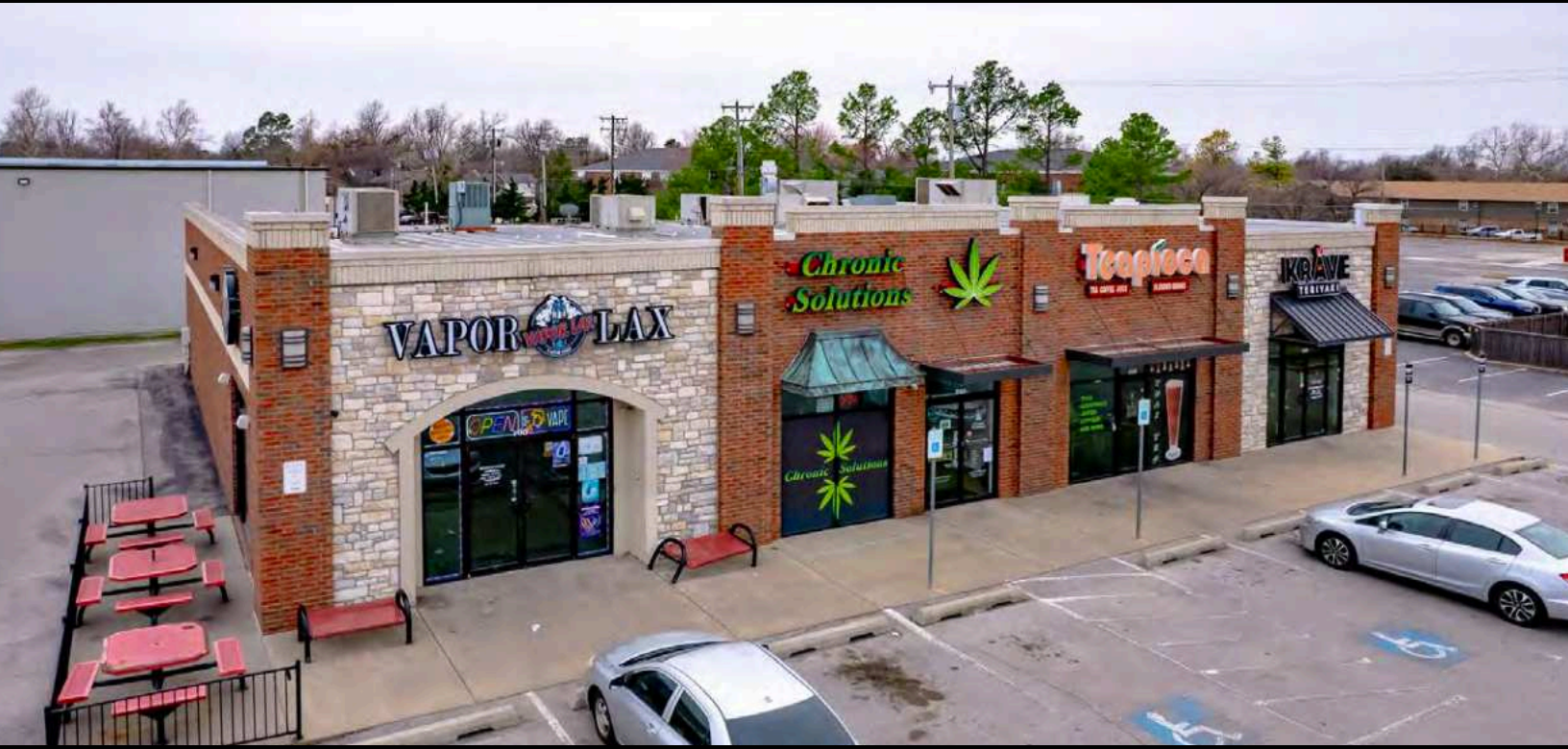
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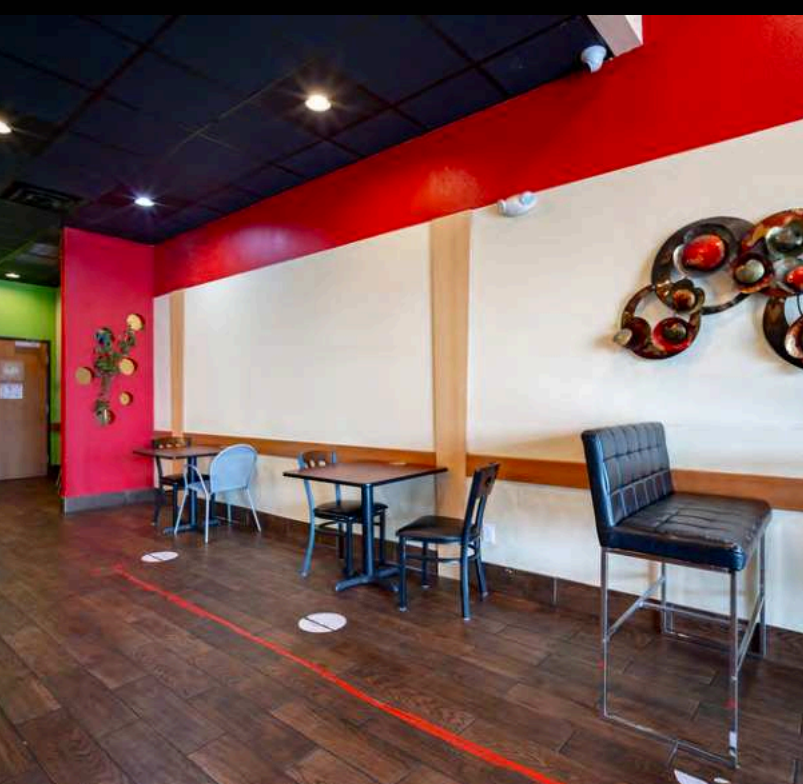
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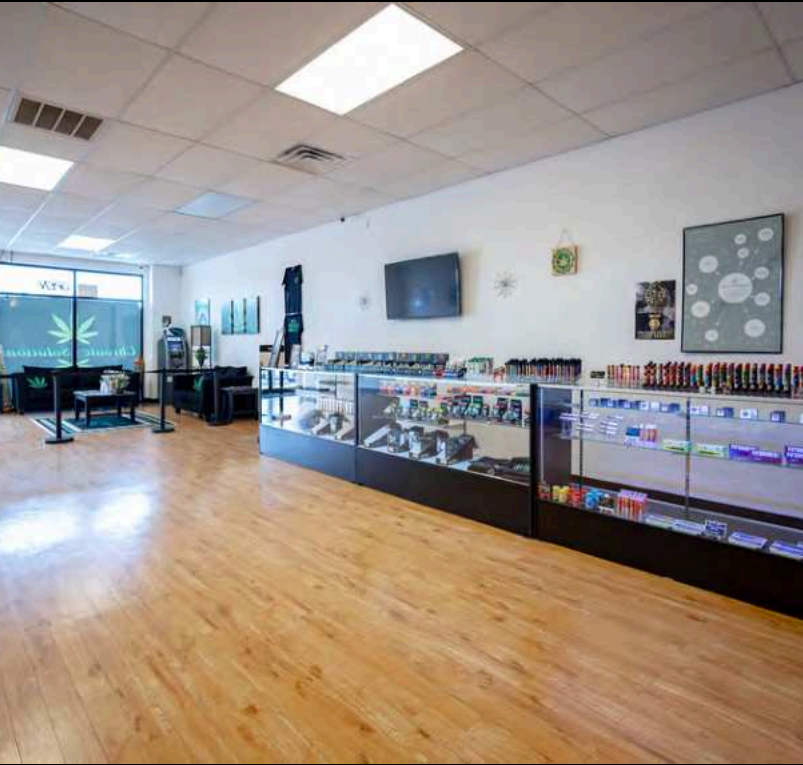


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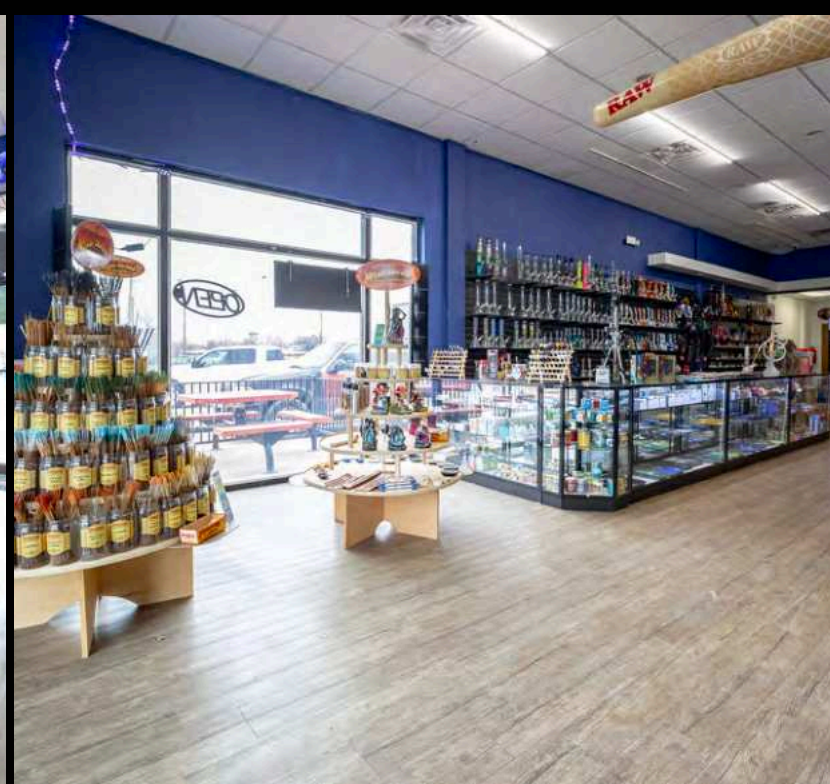
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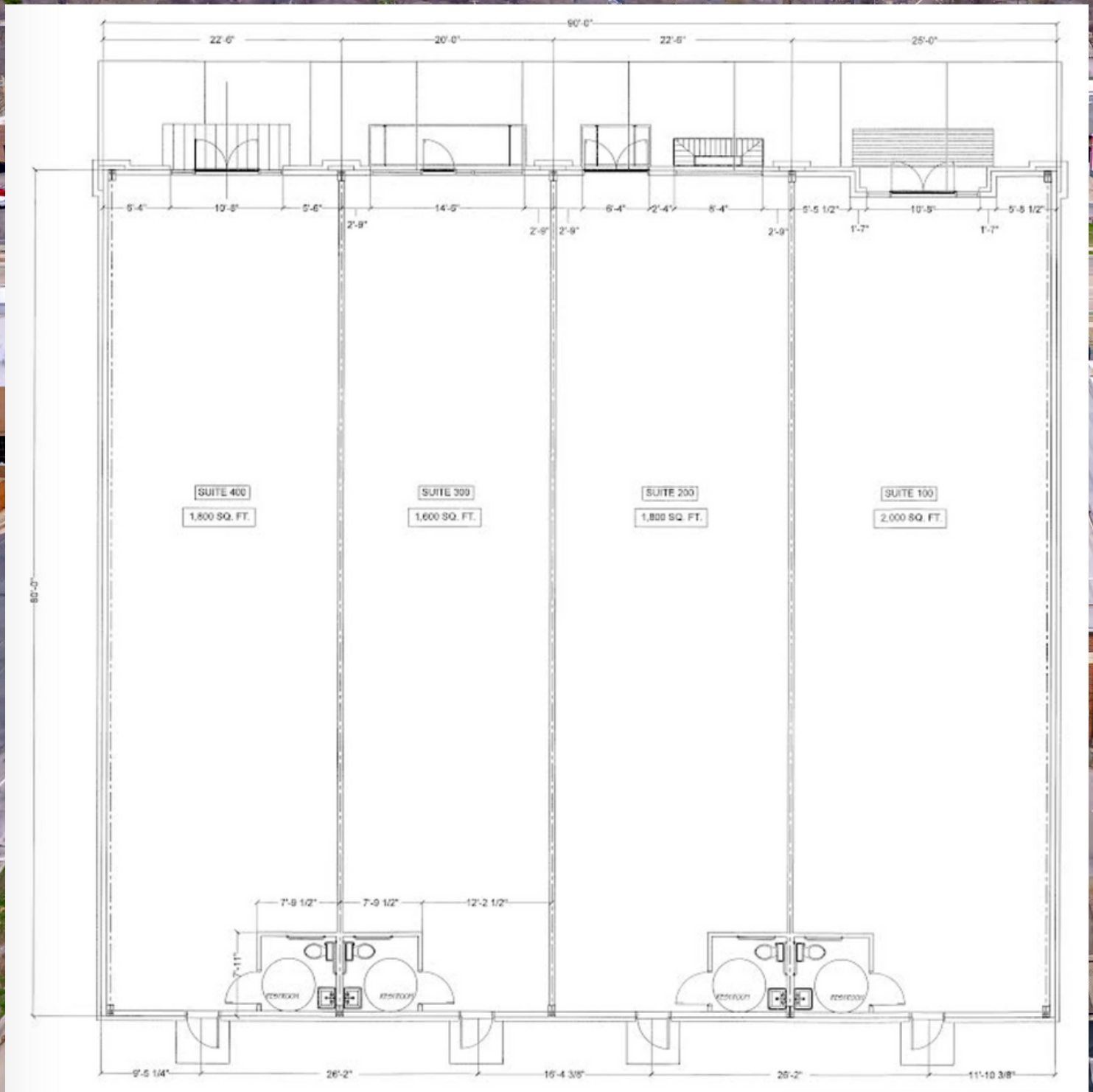
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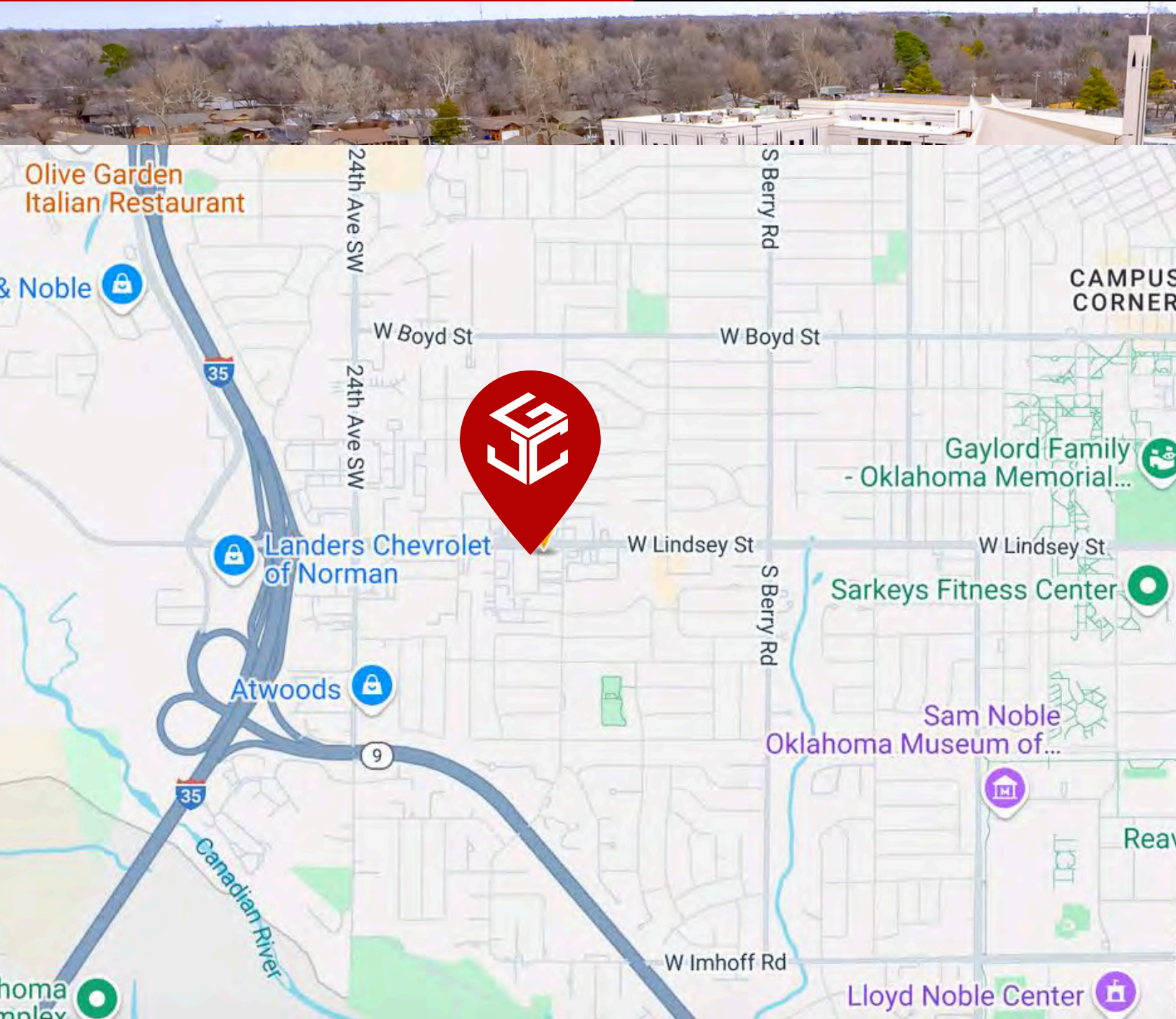
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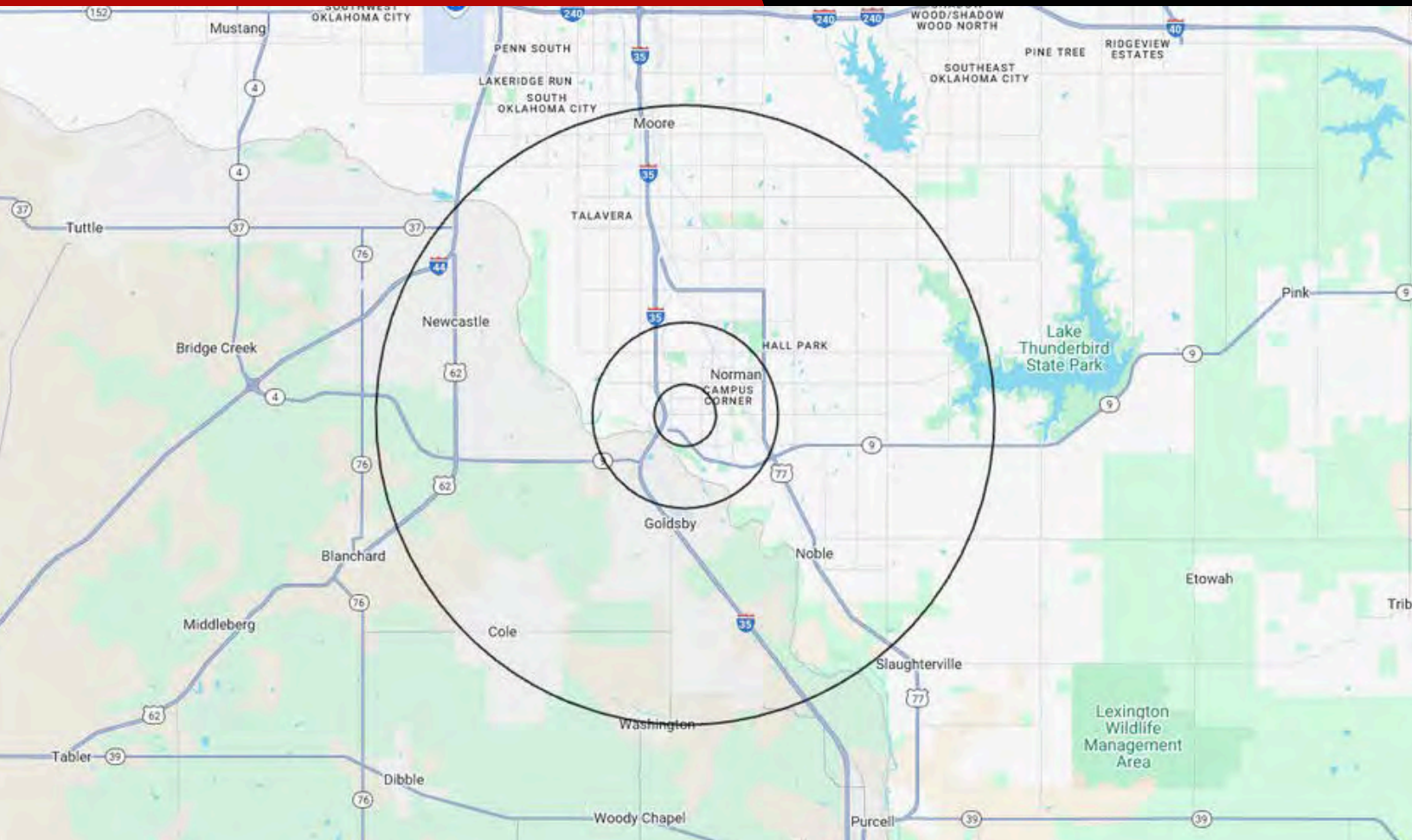
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## Demographics

### 1 MILE

### 3 MILE

### 10 MILE

Population	12,170	69,744	214,775
Average Age	35	30	34
Employment	3,820	59,119	93,185
Households	5,204	27,791	83,049
Ave. Household Income	\$75,782	\$67,778	\$84,417
Median Household Value	\$202,086	\$198,403	\$200,167

## Traffic Count

## Average Daily Volume

**26,900 Vehicles**

Information Provide By CoStar

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