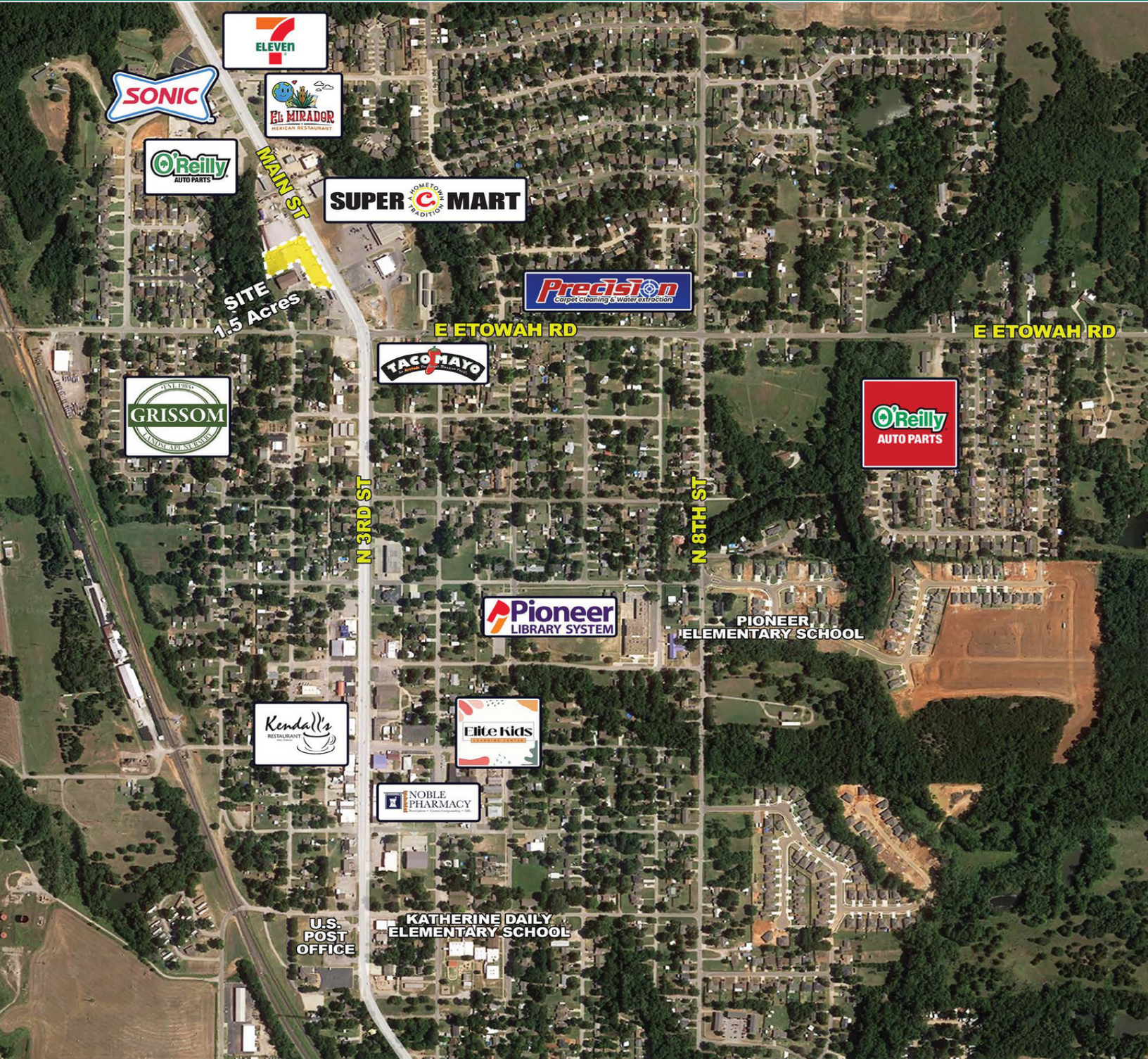


624 NORTH MAIN STREET

NOBLE, OK 73068



PHILLIP MAZAHERI, CCIM
Retail Investment Sales
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Lease Rate
Negotiable

624 NORTH MAIN STREET

NOBLE, OK 73068



PROPERTY DESCRIPTION

Ground Lease or Build to Suit opportunity near the NW/Corner of Main Street and E. Etowah Road in Noble, Oklahoma. The Pad Site is located directly across from a newly built Scooters Coffee. The site has great visibility from Main Street, located 2.5 miles from Highway 9. Main Street is one of Noble's main access points from Highway 9 where Classen Blvd in Norman connects to Main Street in Noble.

The site consist of approximately 1.5 acres total but could be divided.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	65,340 SF
Lot Size:	1.5 Acres

TRAFFIC COUNTS

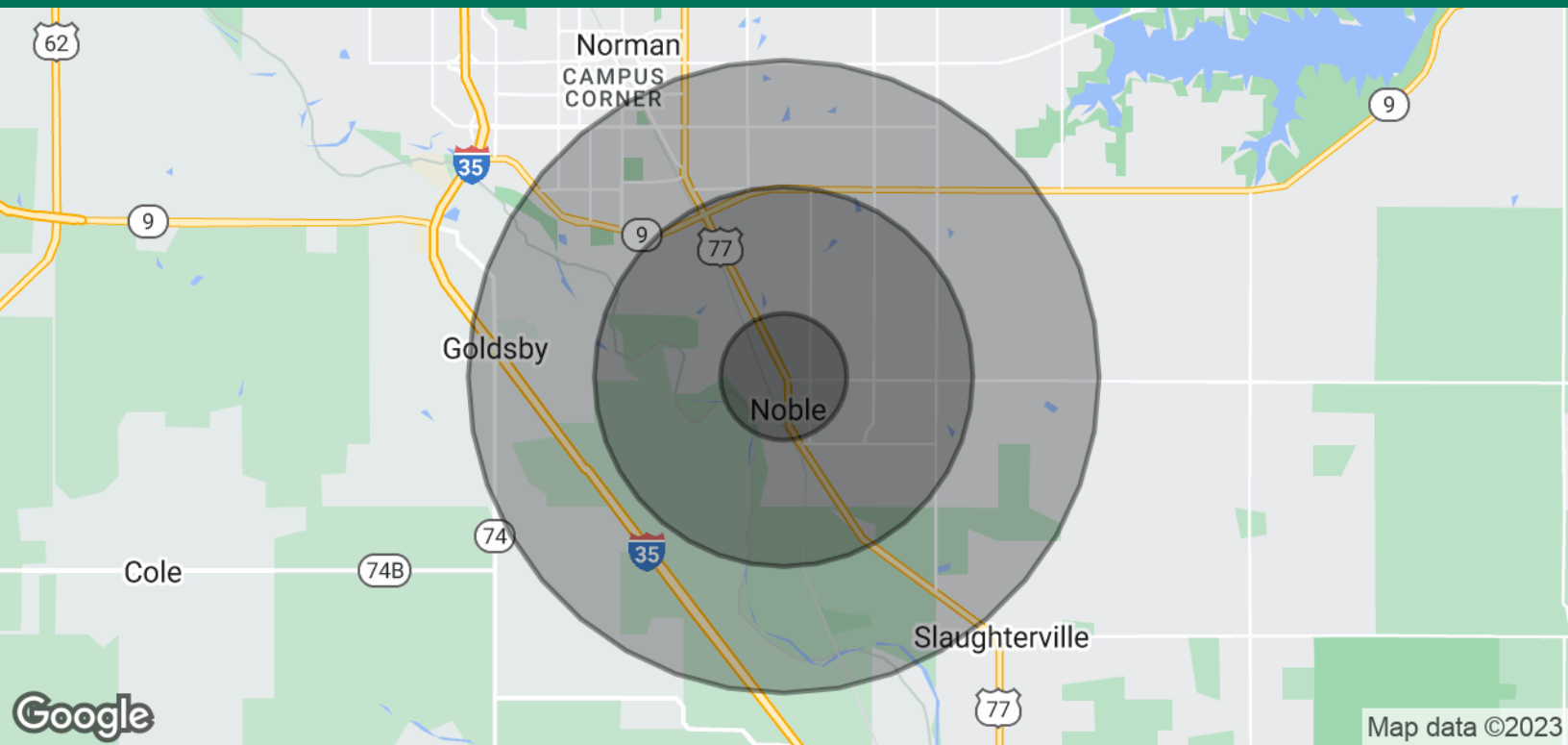
N Main St	north	17,900
N Main St	south	11,600
E Etowah Rd	east	3,800

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,594	15,003	54,726
Average Age	33.1	32.9	30.0
Average Age (Male)	35.6	32.8	28.9
Average Age (Female)	38.2	35.6	31.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,199	6,399	22,133
# of Persons per HH	3.0	2.3	2.5
Average HH Income	\$64,573	\$66,242	\$58,384
Average House Value	\$124,132	\$154,202	\$149,190

* Demographic data derived from 2020 ACS - US Census

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