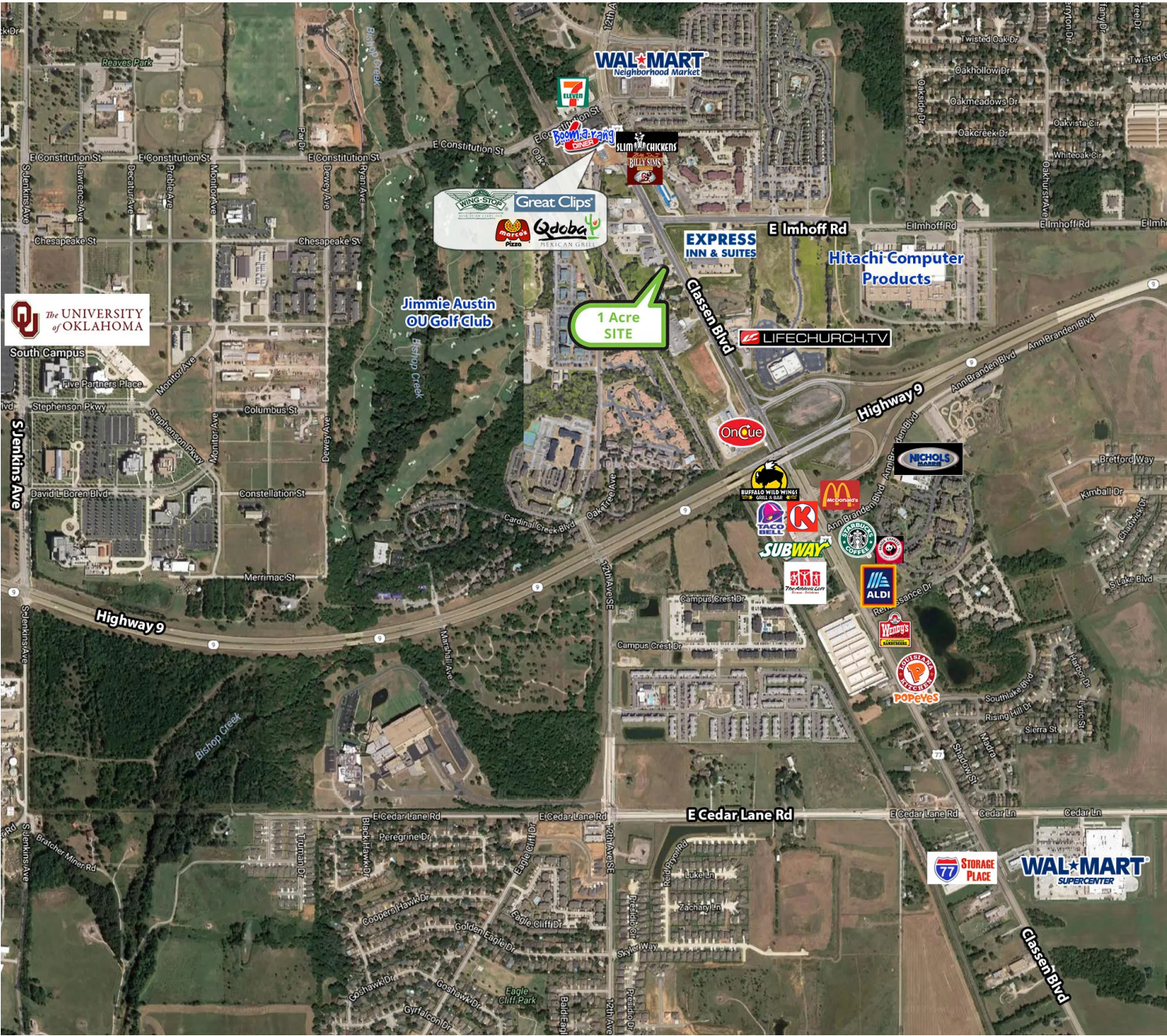


BUILD TO SUIT OR GROUND LEASE
2848 CLASSEN BOULEVARD | NORMAN, OK 73071



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Property Description

Ground Lease or Build to Suit opportunity located just north of Highway 9 on 12th Ave SE. The Pad Site consist of 1 acre with frontage on 12th Ave SE.

Property Highlights

Retailers continue to expand into the area which include: Walmart, Aldi's, Starbucks, On Cue, McDonald's, Wendy's and many more.

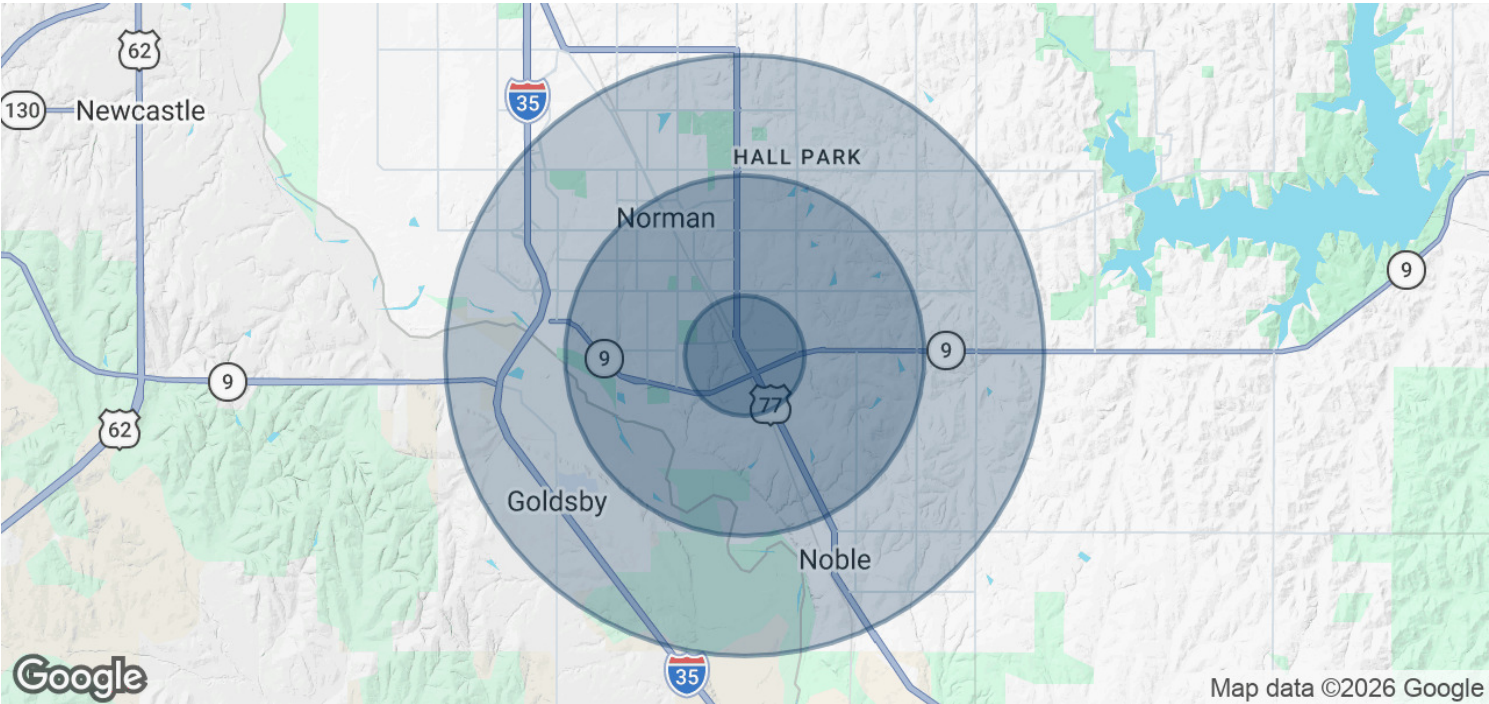
Offering Summary

Lease Rate:	Negotiable
Available SF:	43,560 SF
Lot Size:	1 Acres

Traffic Counts

Classen Blvd	north	27,826
Classen Blvd	south	24,804
E Imhoff Rd	east	3,633

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Population	1 Mile	3 Miles	5 Miles
Total Population	8,868	61,112	99,477
Average Age	24.9	28.6	31.9
Average Age (Male)	25.0	27.6	30.6
Average Age (Female)	27.5	30.3	33.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,232	25,993	42,836
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$39,963	\$53,035	\$60,077
Average House Value	\$90,885	\$155,927	\$165,702

2020 American Community Survey (ACS)
10072026

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