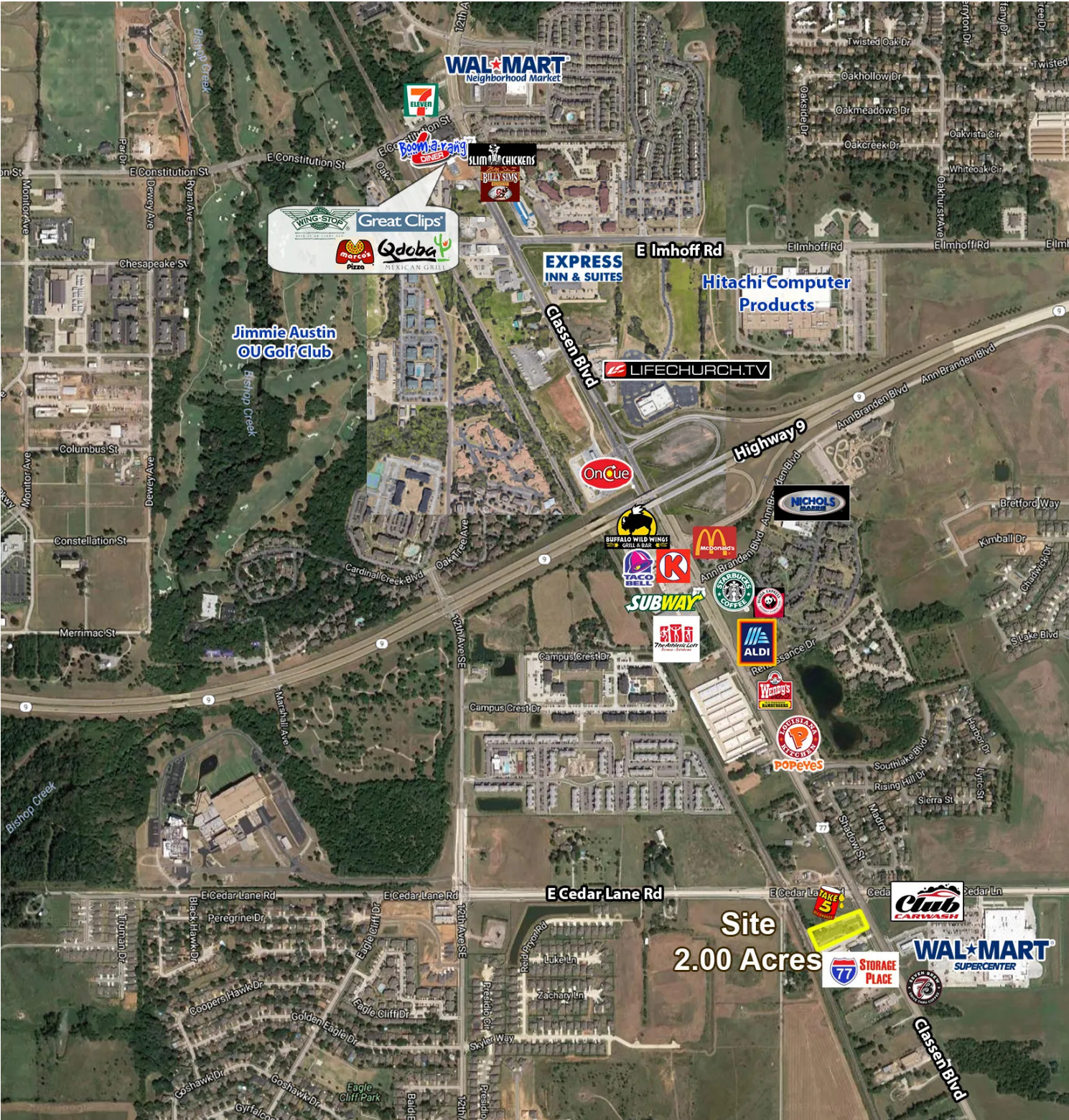


3614-3622 CLASSEN BLVD | NORMAN, OK 73071
FOR SALE OR LEASE



PHILLIP MAZAHERI, CCIM
405.843.7474
pmazaheri@creekpe.com

Executive Summary



Details

Sale Price:	\$2,178,000
Sale PSF:	\$25 /SF
Lease Rate:	Negotiable
Available SF:	87,120 SF
Lot Size:	2 Acres

Traffic Counts

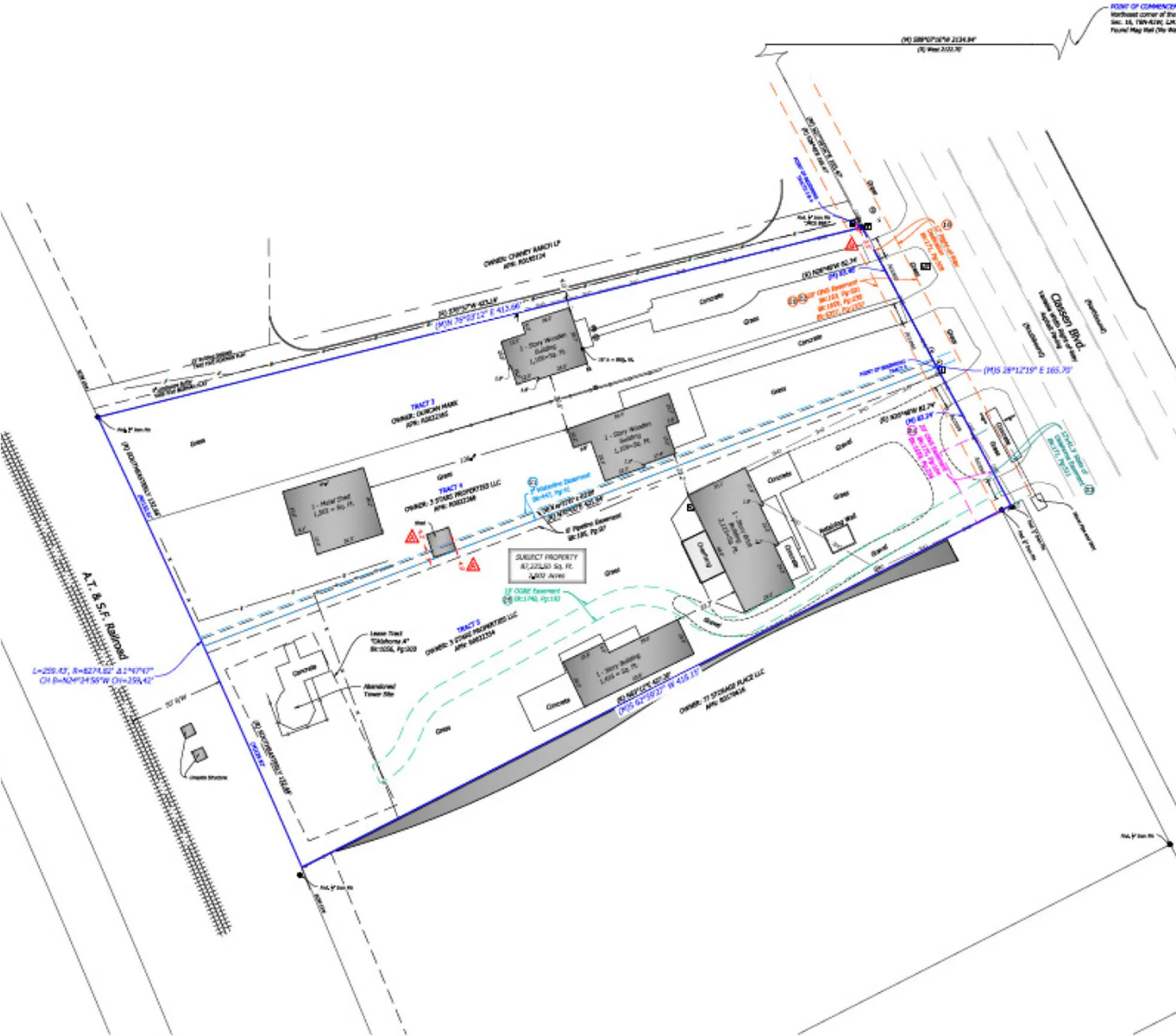
Classen Blvd	north	22,010
Classen Blvd	south	20,926

Overview

Pad Site available For Sale, Ground Lease or Build to Suit opportunity near the SW/Corner of Classen Blvd. and Cedar Lane in Norman, Oklahoma. The Pad Site is located directly across from a newly built Super Walmart. The site has great visibility from Classen Blvd, located a quarter of a mile from Highway 9. Retailers continue to expand into the area which include: Starbucks, Take 5, On Cue, McDonald's, Wendy's and many more.

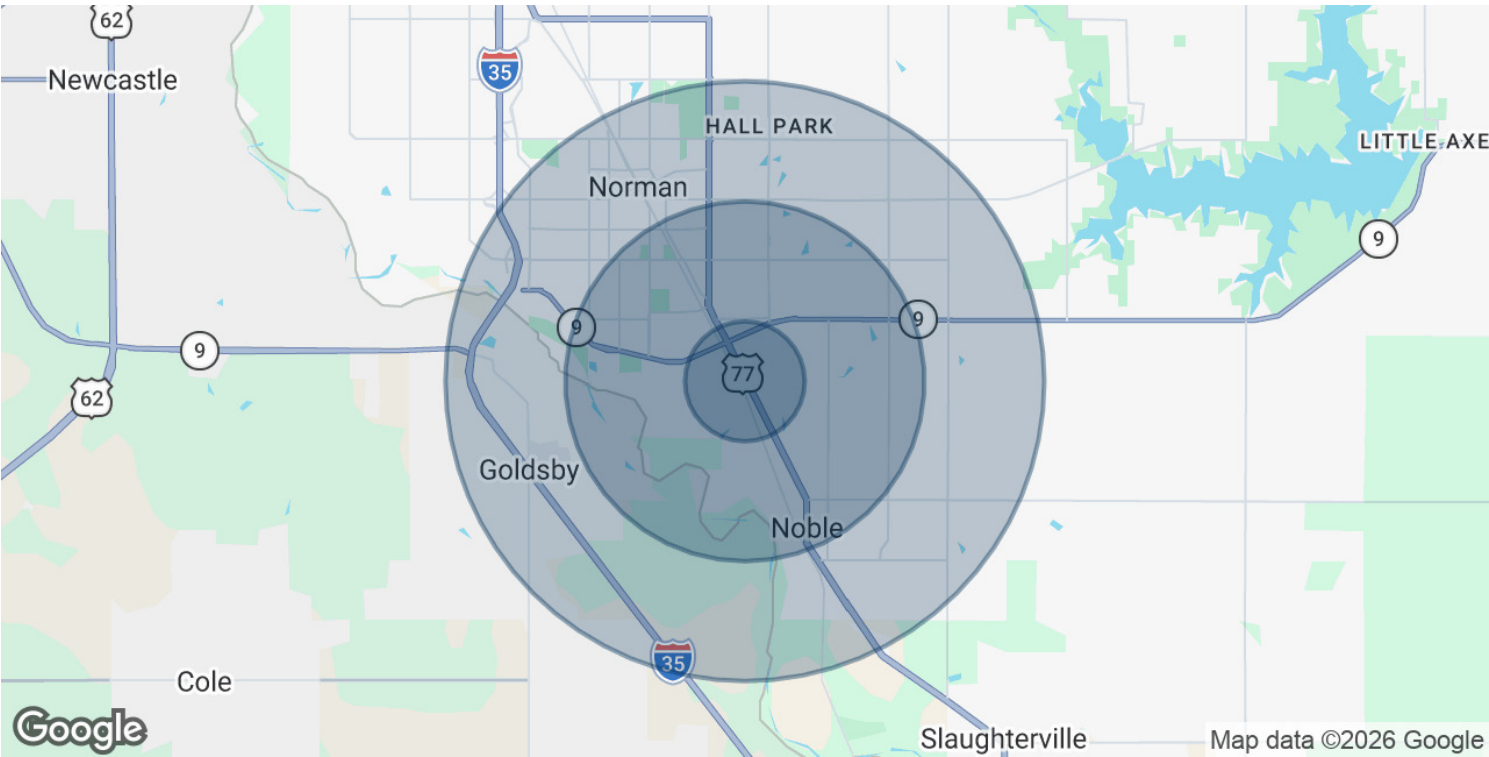
- Approximately 165 Feet of Frontage along Classen Blvd.

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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	8,074	51,262	89,380
Average Age	32	32	35
Average Age (Male)	31	31	34
Average Age (Female)	33	33	36

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,536	19,223	35,017
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$71,240	\$69,304	\$73,795
Average House Value	\$440,292	\$313,501	\$300,234

2020 American Community Survey (ACS)

10092026

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