

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,000 SF
Available SF:	1,000 SF
Lot Size:	7,893 SF
Number of Units:	2
Year Built:	1966
Zoning:	I-2
Market:	Oklahoma City

PROPERTY OVERVIEW

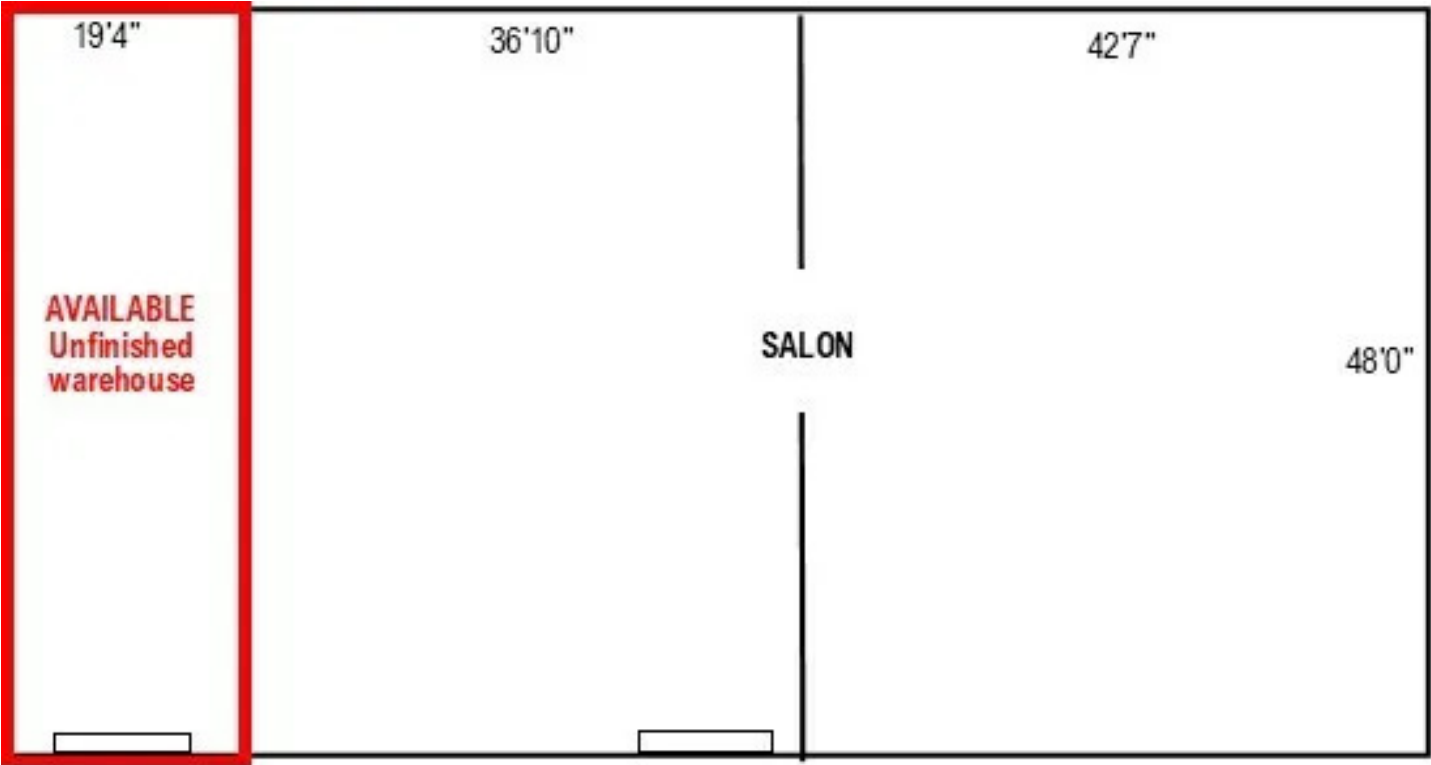
Located on the west side of Classen, north of NW 72nd St. Easy access to Broadway Extension, I-44, I-35, and Kilpatrick Turnpike.

PROPERTY HIGHLIGHTS

- This opportunity is an unfinished warehouse with a commercial grade roll up door.
- Ideal for storage, distribution, warehouse.
- Concrete floor, insulated walls.
- Landlord willing to install bathroom and change roll up door to glass per tenant needs.
- Side 3' x 7' door.

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TROY HUMPHREY

FLOOR PLAN



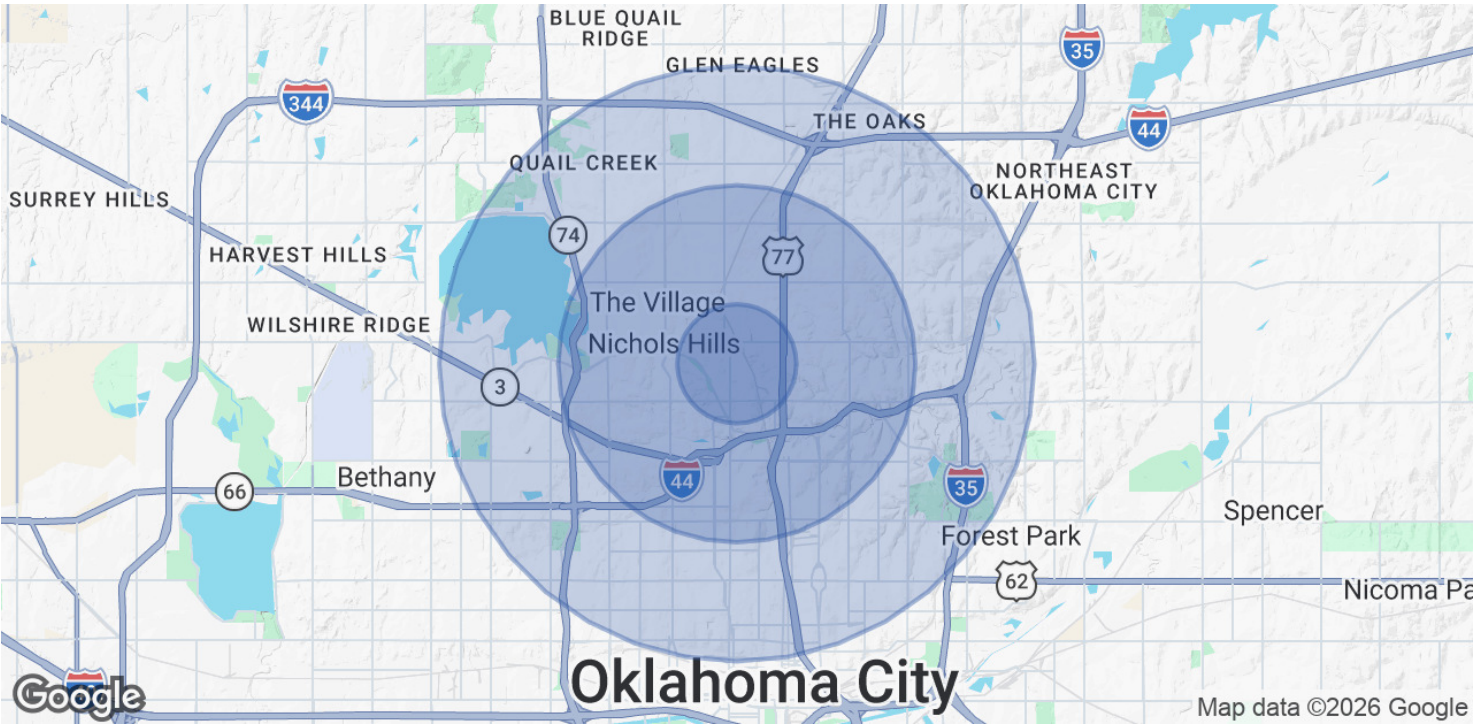
7301 N CLASSEN BLVD
7301 N CLASSEN BLVD | OKLAHOMA CITY, OK 73116

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,293	62,472	167,653
Average Age	41	40	39
Average Age (Male)	39	39	38
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,207	28,879	76,759
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$139,832	\$92,360	\$82,237
Average House Value	\$625,391	\$354,744	\$294,020

2020 American Community Survey (ACS)

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