

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Now available: a highly visible 1,400 SF retail space in the Jade Asian Plaza, ideally located right off N Classen Boulevard in Oklahoma City's renowned Asian District. This well-trafficked plaza features a diverse mix of popular tenants including Tiger Sugar, My Ngoc Jewelry, and Hank's Barber Shop, drawing consistent foot traffic and offering an exceptional business environment.

Position your business in a dynamic retail center surrounded by restaurants, specialty shops, and cultural landmarks. With easy access, strong co-tenancy, and prominent signage opportunities, this is a rare opportunity to join one of OKC's most iconic commercial corridors.

PROPERTY HIGHLIGHTS

- Prime Location: High-traffic visibility on N Classen Blvd in the heart of the Asian District
- Strong Co-Tenancy: Anchored by successful, high-traffic businesses
- Ample Parking: Front and side lot with easy customer access
- Turnkey Ready: Ideal for retail, service, or specialty food/beverage concepts

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	1,400 SF
Building Size:	13,736 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,514	38,321	84,501
Total Population	16,150	83,965	199,271
Average HH Income	\$88,219	\$75,159	\$72,408

ADEN STRUBLE

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aden@creekcre.com

AJ TOLBERT

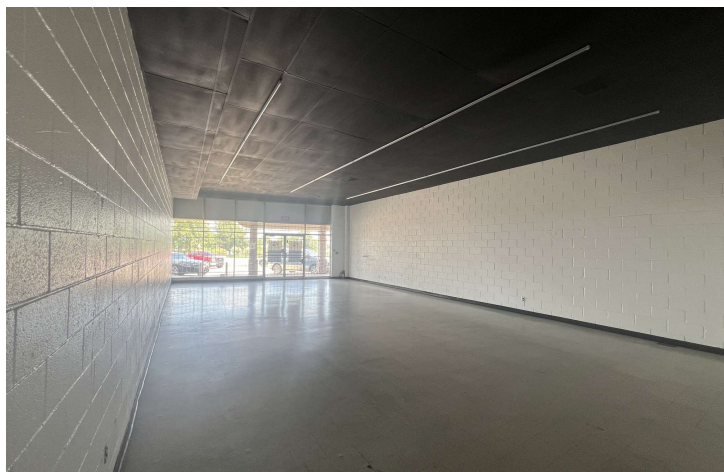
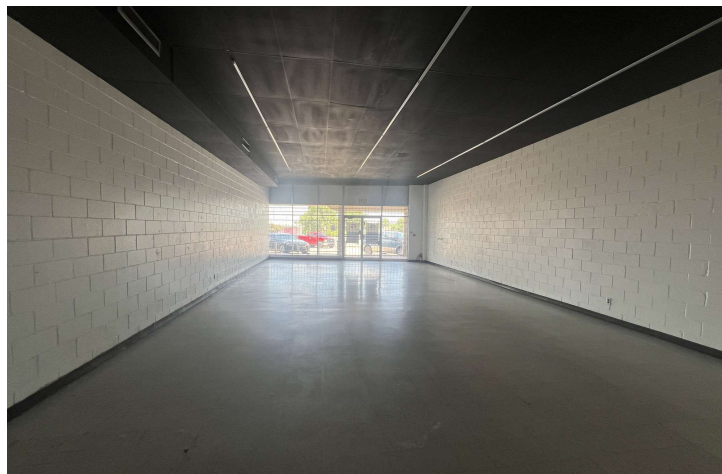
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2417 N CLASSEN BLVD
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ADDITIONAL PHOTOS

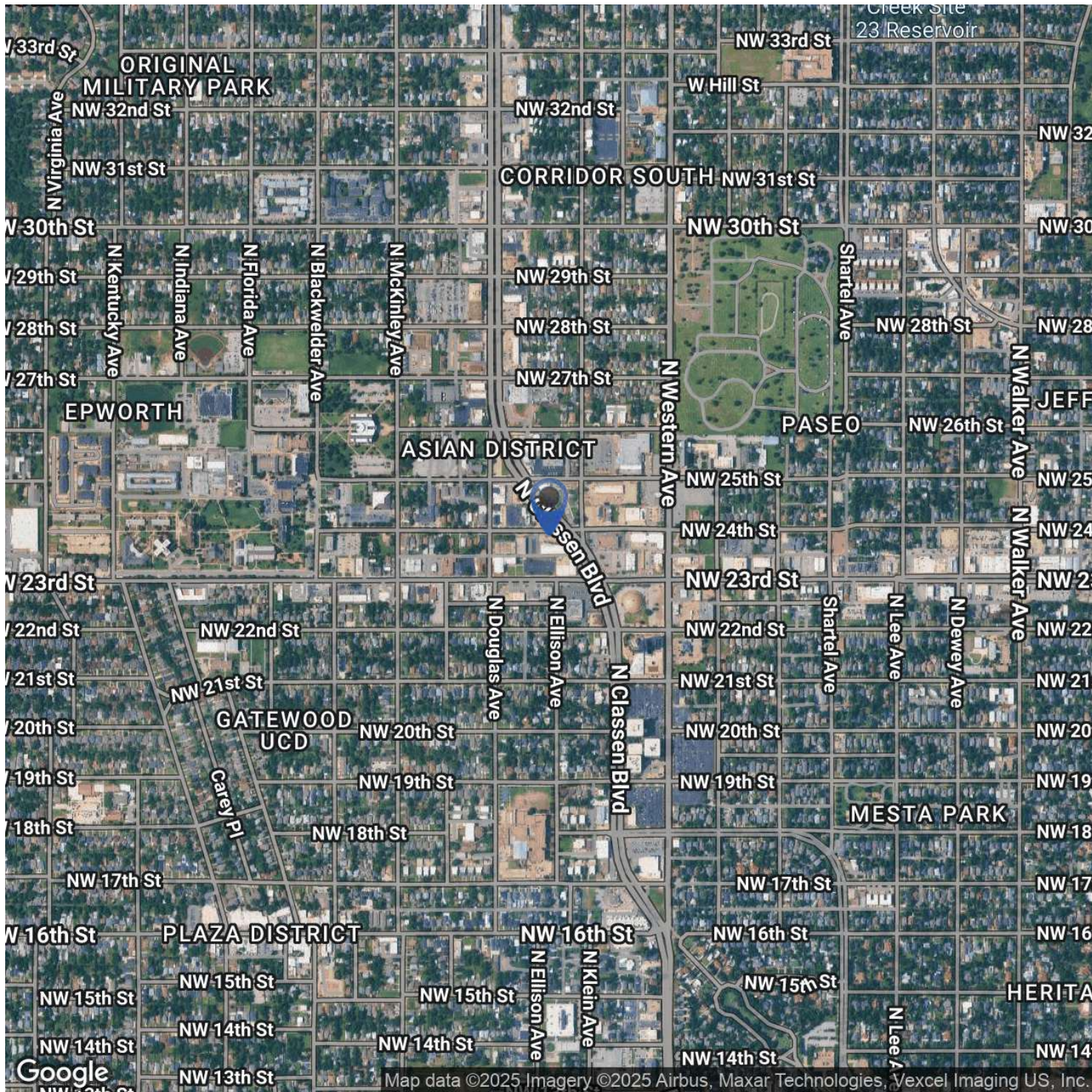


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LOCATION MAP

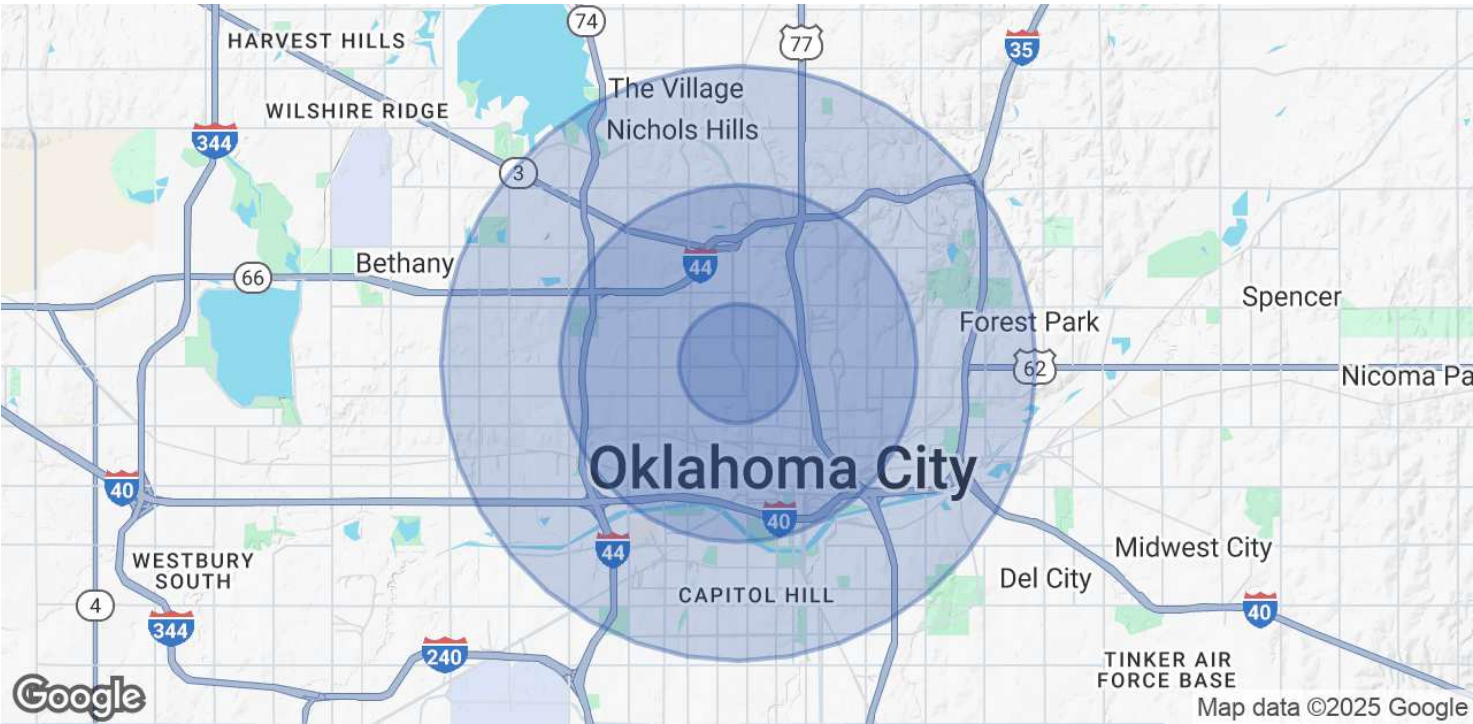


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,150	83,965	199,271
Average Age	36	38	38
Average Age (Male)	36	37	37
Average Age (Female)	36	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,514	38,321	84,501
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$88,219	\$75,159	\$72,408
Average House Value	\$340,572	\$274,341	\$247,831

Demographics data derived from AlphaMap