

HWY 9 & CLASSEN | AVAILABLE FOR SALE, LEASE OR BTS

3160 CLASSEN BLVD NORMAN, OK 73071

SHOP COS.



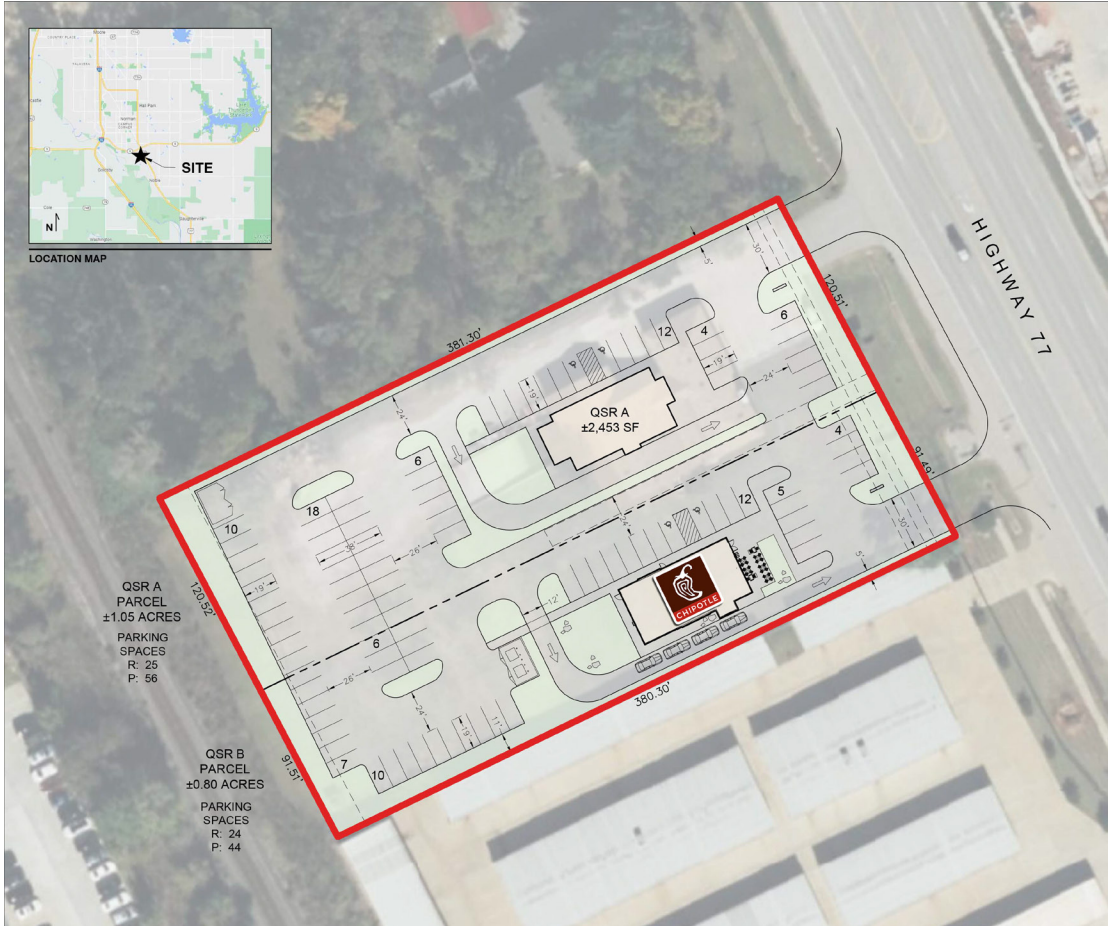
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PROJECT SCOPE

Site available at 3160 Classen Blvd, Norman, OK, offering approximately 0.99 acres for Sale, Lease, or Build-to-Suit. Strategically located along Classen Blvd, a well-traveled corridor with strong visibility and easy access to Highway 9 and I-35. The site benefits from close proximity to the University of Oklahoma, home to over 28,000 students, and is surrounded by a mix of retail, dining, and residential developments. This prime location provides an excellent opportunity for a variety of commercial uses in one of Norman's most active growth areas.

PRICING

- o Call for rates

DETAILS

- o For Sale, Lease or BTS
- o ±0.99 AC Available
- o 115' Frontage x 380' Depth

TRAFFIC COUNTS

- o Hwy 9 34,859 VPD-25
- o Classen Blvd 18,557 VPD-25

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	10,329	59,397	98,430
Avg. HH Income	\$65,075	\$72,717	\$79,315
Households	4,288	22,907	39,184
Daytime Population	6,450	61,707	110,653
Medium Home Value	\$245,556	\$262,371	\$246,678

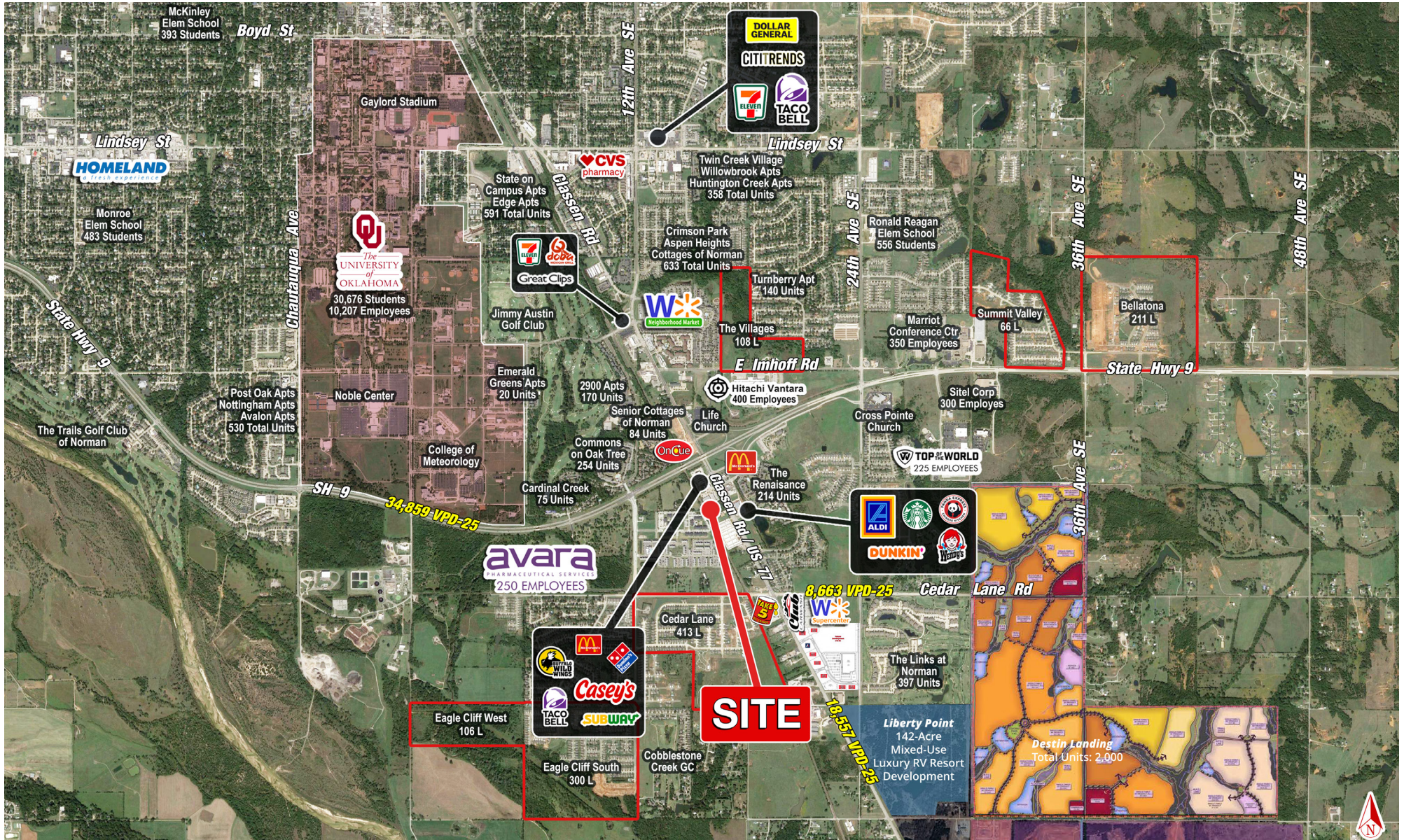
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