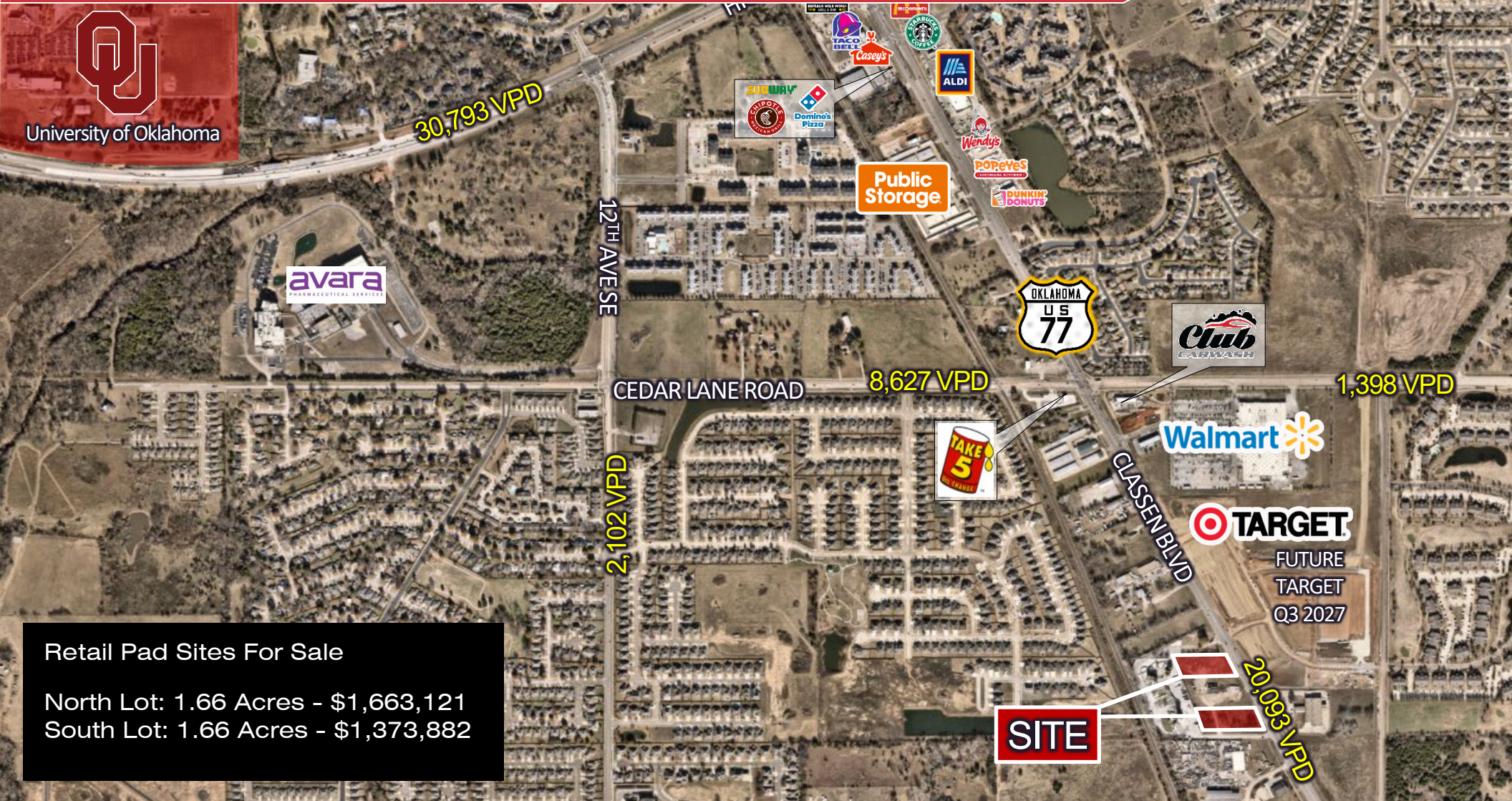


4090 CLASSEN BOULEVARD NORMAN, OK 73071



Retail Pad Sites For Sale

North Lot: 1.66 Acres - \$1,663,121
South Lot: 1.66 Acres - \$1,373,882



PROPERTY OVERVIEW

LOT SIZE 3.32 ACRES +/-

ZONING COMMERCIAL

- Across the Street from the Future Target Development
- Surrounded by High Commercial Growth
- Located off of One of Norman's Busiest Streets
- 2.5 Mile South of Highway 9
- 3.5 Miles from The University of Oklahoma

DAVID HARTNACK
405.761.8955
DAVID@NAIRED.COM

SAM SWANSON
405.208.2046
SAM@NAIRED.COM

DEMOGRAPHICS



POPULATION

1 MILE: 6,800
3 MILES: 41,327
5 MILES: 89,709



TOTAL HOUSEHOLDS

1 MILE: 2,842
3 MILES: 16,649
5 MILES: 35,184



AVERAGE HOUSEHOLD INCOME

1 MILE: \$83,773
3 MILES: \$71,153
5 MILES: \$75,927



2.5 MILES FROM HIGHWAY 9
5.5 MILES FROM I-35

4090 CLASSEN BOULEVARD WATER & SEWER MAP

