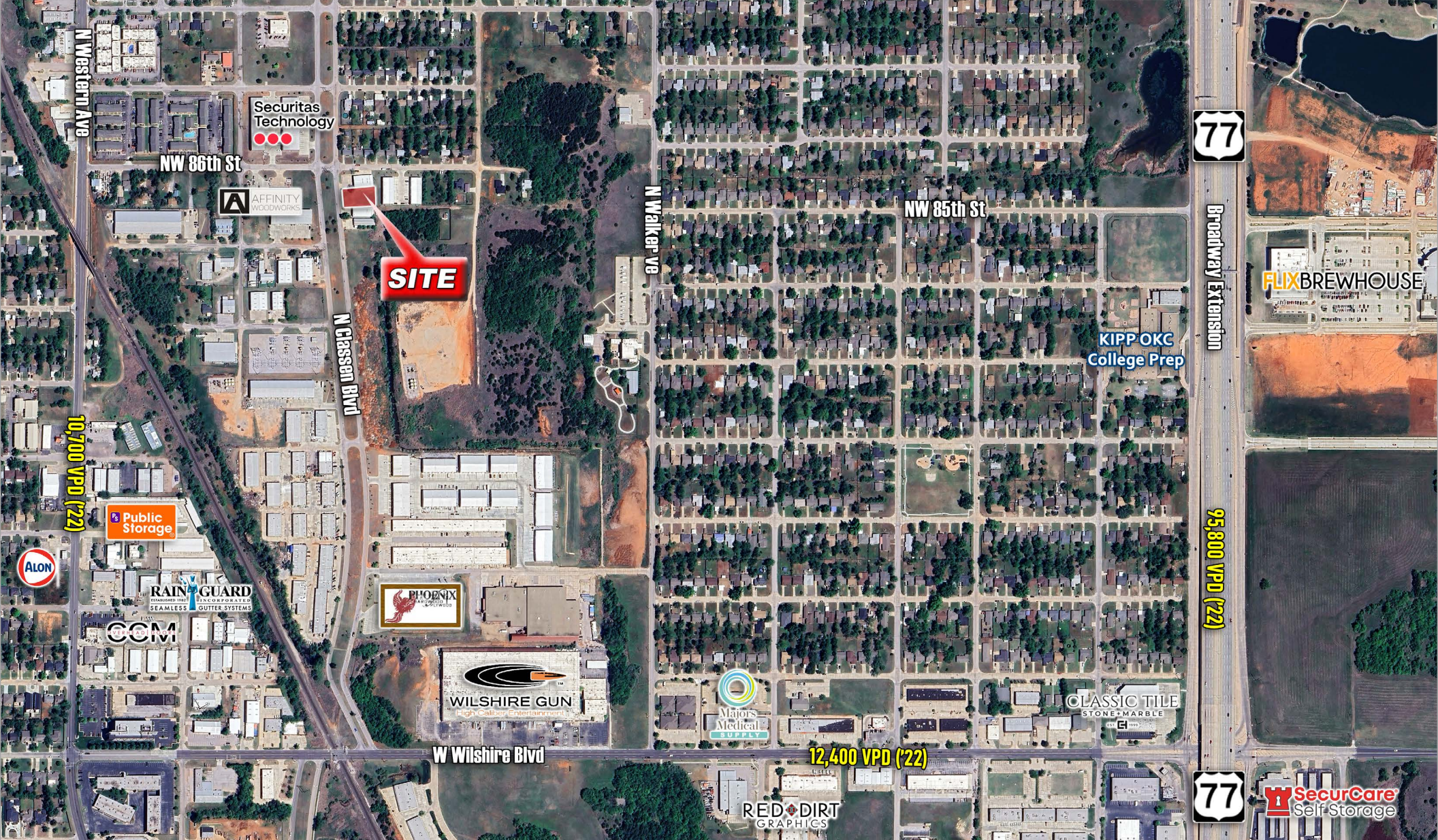


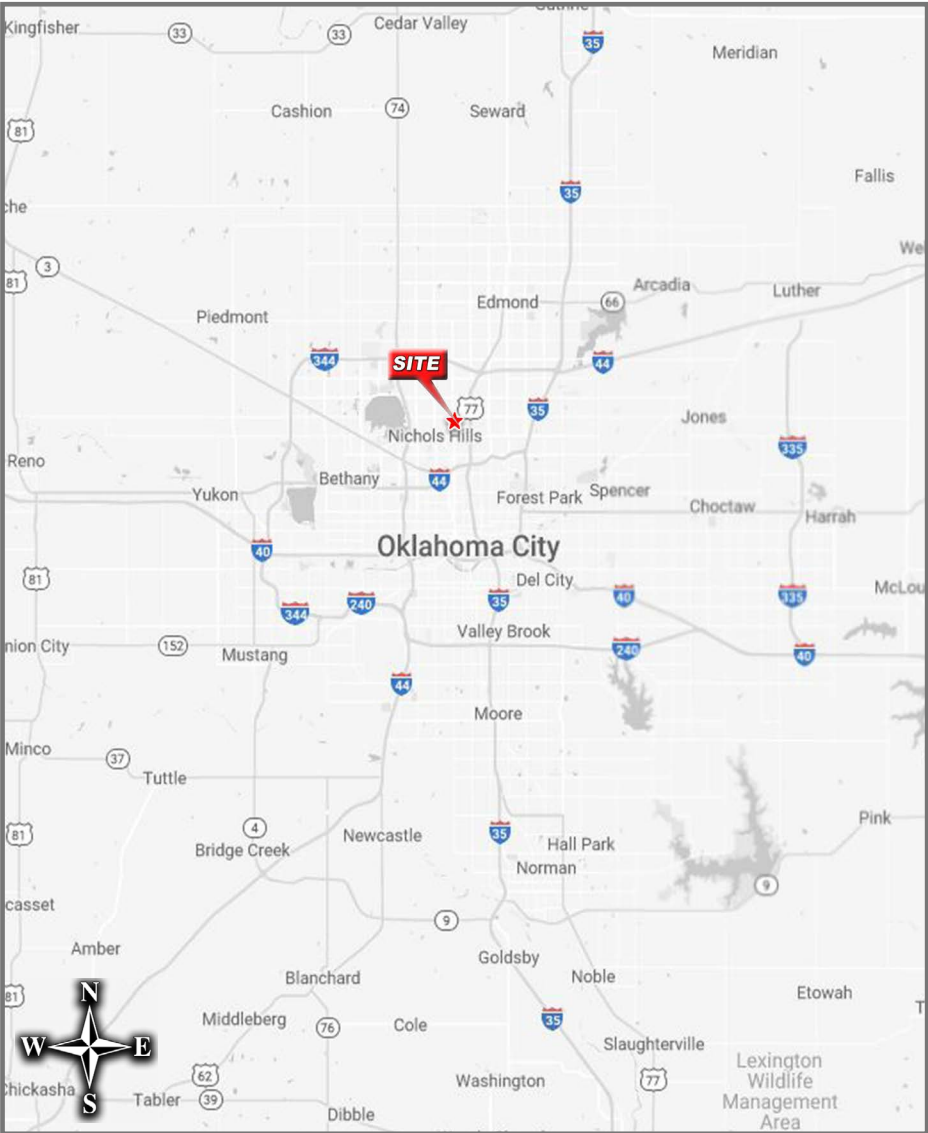
NOW PRE-LEASING - 8610 N CLASSEN BLVD, OKLAHOMA CITY, OK 73114



DANNY OJEDA
(405).206.9659
DANNY.OJEDA@RSG-CRE.COM

ANDERSON INMAN
(405).888.0330
ANDERSON.INMAN@RSG-CRE.COM

RETAIL SITE GROUP, LLC
2932 NW 122ND STREET, STE 7
OKLAHOMA CITY, OK 73120



Property Details & Highlights

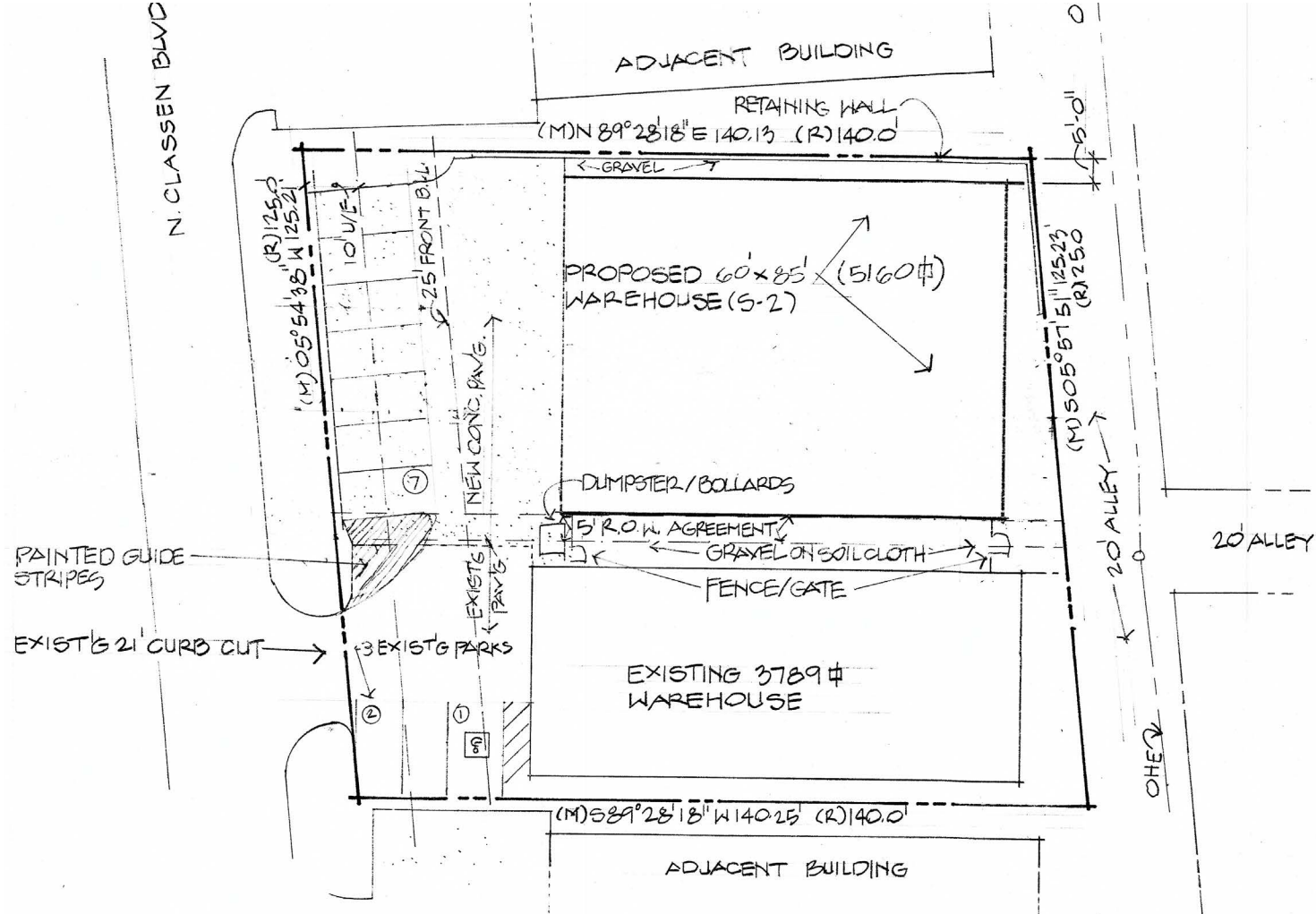
- Warehouse Available for Lease
- 5,100 Total SF
- Can be divided in half
- Lease Rate: Negotiable
- Located on the east side of Classen Blvd between Britton Rd & Wilshire Blvd
- Just south of the N Classen Blvd & NW 86th St intersection
- Easy access to US-77 & I-44

Traffic Counts

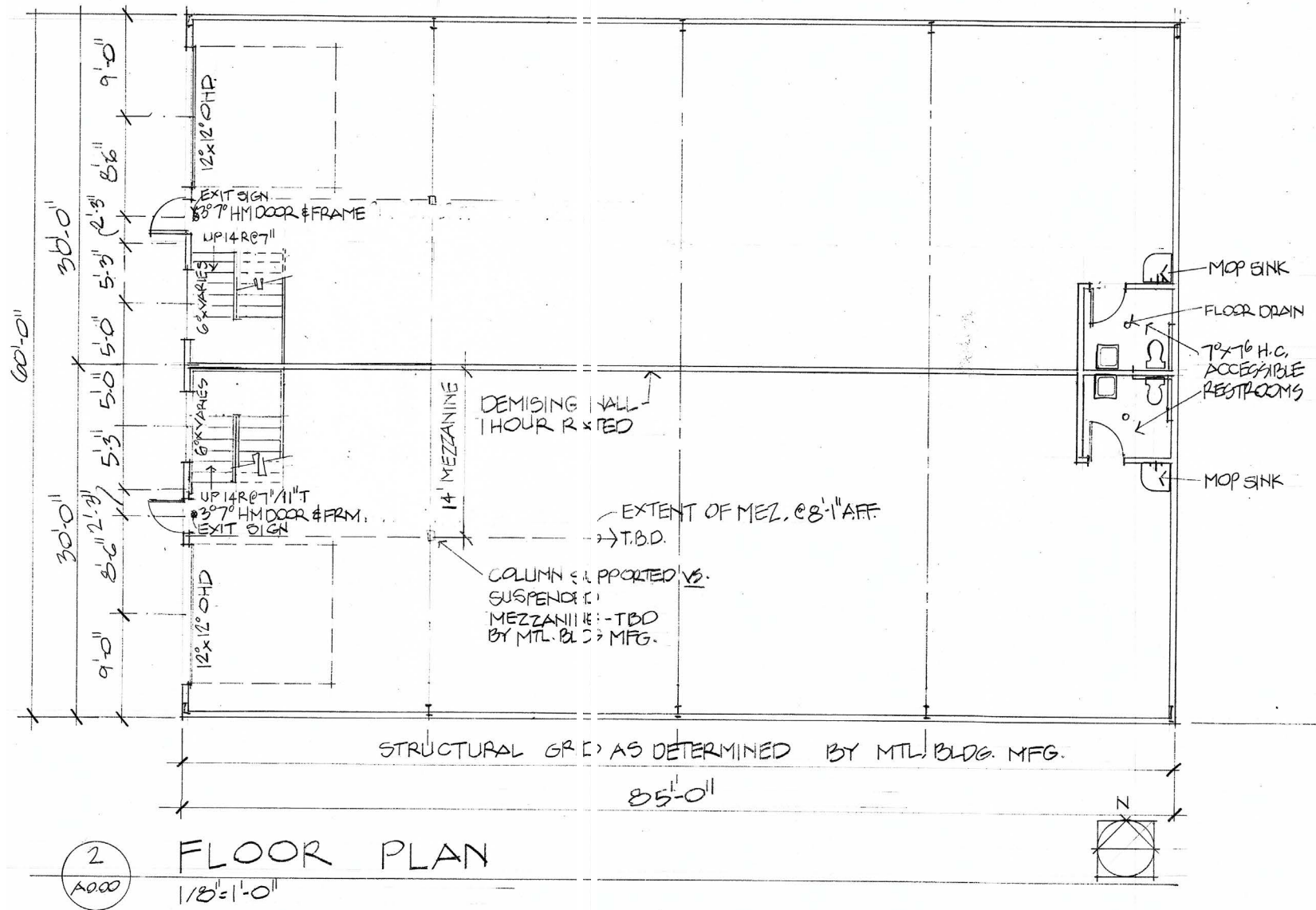
W Wilshire Blvd: 12,400 VPD (ODOT 2022)
W Britton Rd: 14,800 VPD (ODOT 2022)
US Hwy 77: 106,700 VPD (ODOT 2022)

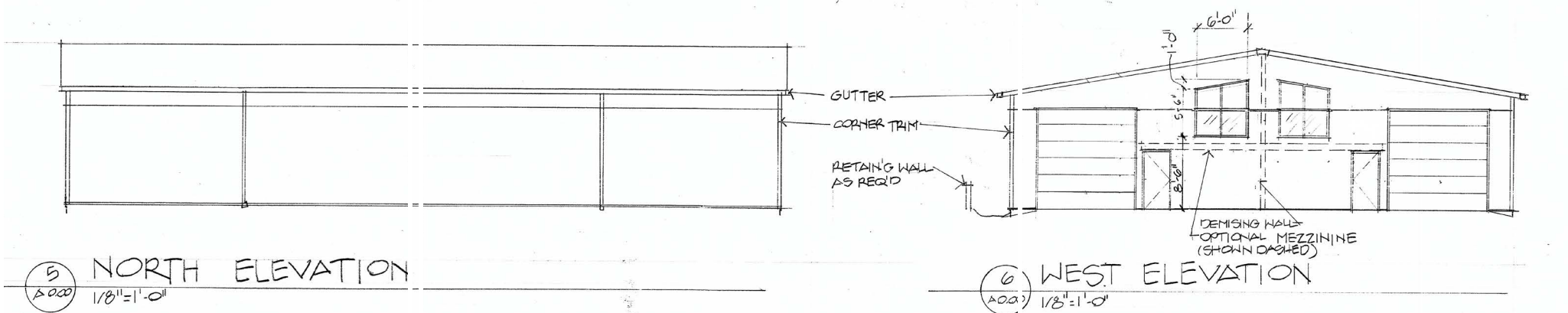
Demographic Snapshot - 1-3-5 Mile Radius Rings

2024 POPULATION	DAYTIME POP.	AVG HH INCOME
1-Mile: 9,351	1-Mile: 10,412	1-Mile: \$95,170
3-Mile: 59,477	3-Mile: 88,750	3-Mile: \$96,747
5-Mile: 164,441	5-Mile: 242,533	5-Mile: \$93,862



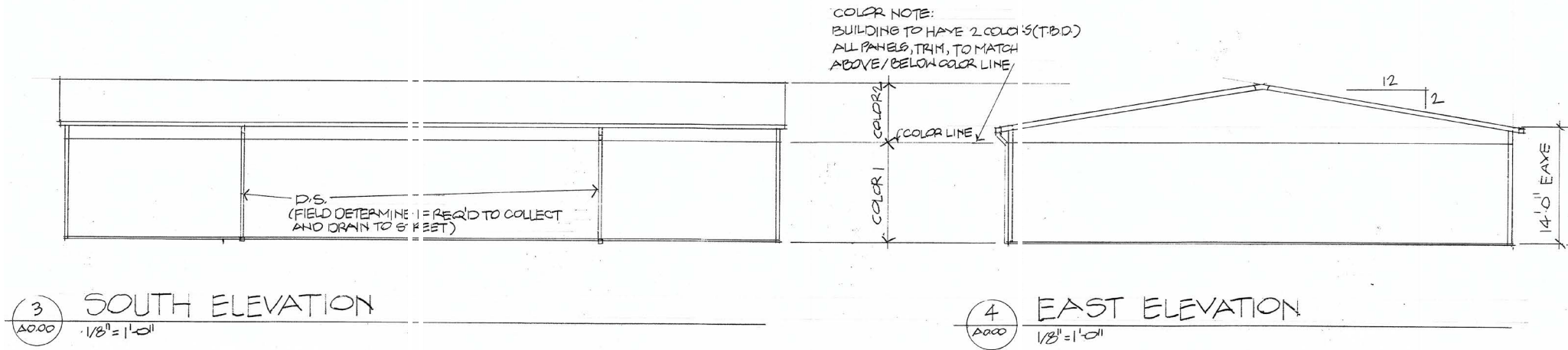
I-1 ZONING, PARKING @ 1/1000 # GFA = 8949 # = 9 SPACES. 10 PROVIDED
SITE PLAN
 1" = 20'
 LEGAL DESCRIPTION - LOTS 4 THRU 8 OF BLVD HTS. ADDN. TO OKC,
 OK COUNTY, OK, CONTAINING 17,476 SQ FT, OR .402 ACRES, MOL.





5 NORTH ELEVATION
A000 1/8" = 1'-0"

6 WEST ELEVATION
A000 1/8" = 1'-0"



3 SOUTH ELEVATION
A000 1/8" = 1'-0"

4 EAST ELEVATION
A000 1/8" = 1'-0"

