

PLAINS

Commercial Real Estate

FOR SALE AND FOR LEASE
2801 N Classen Blvd, Oklahoma City, OK

EXPRESS TUNNEL CAR WASH

2801 N Classen Blvd, OKC, OK



GRANT HUDIBURG // (405) 802-9200 // GRANT.HUDIBURG@PLAINSCRE.COM

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LOCATION:

NW 23rd St & N Classen Blvd
2801 N Classen Blvd, Oklahoma City, OK 73106

PROPERTY HIGHLIGHTS:

- » Building Size: 2,358 SF
- » Land Size: 14,250 SF / 0.33 AC
- » Consistently high traffic counts
- » Long-time and loyal customer base
- » Limited nearby competition
- » Historically high-performing, high-grossing car wash
- » Hard corner with excellent visibility and easy access

LEASE RATE:

Contact Broker

SALE PRICE:

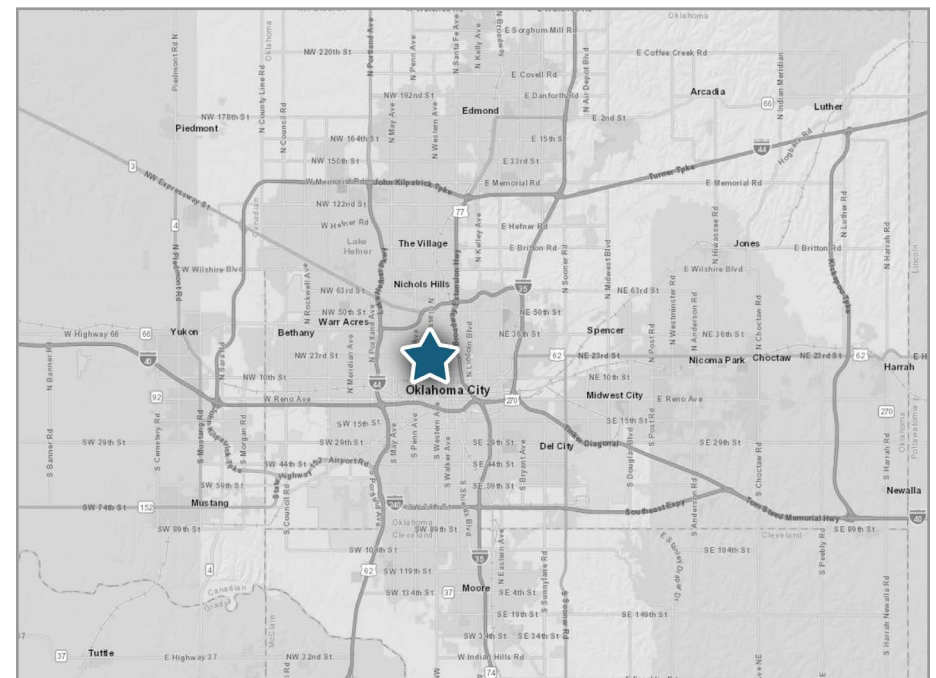
Contact Broker

TRAFFIC COUNTS:

North Classen Boulevard and NW 26th St S: 27,299 VPD (2025)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	15,387	89,269	207,095
Daytime Population	12,953	203,575	351,543
Avg. HH Income	\$109,095	\$95,514	\$88,461



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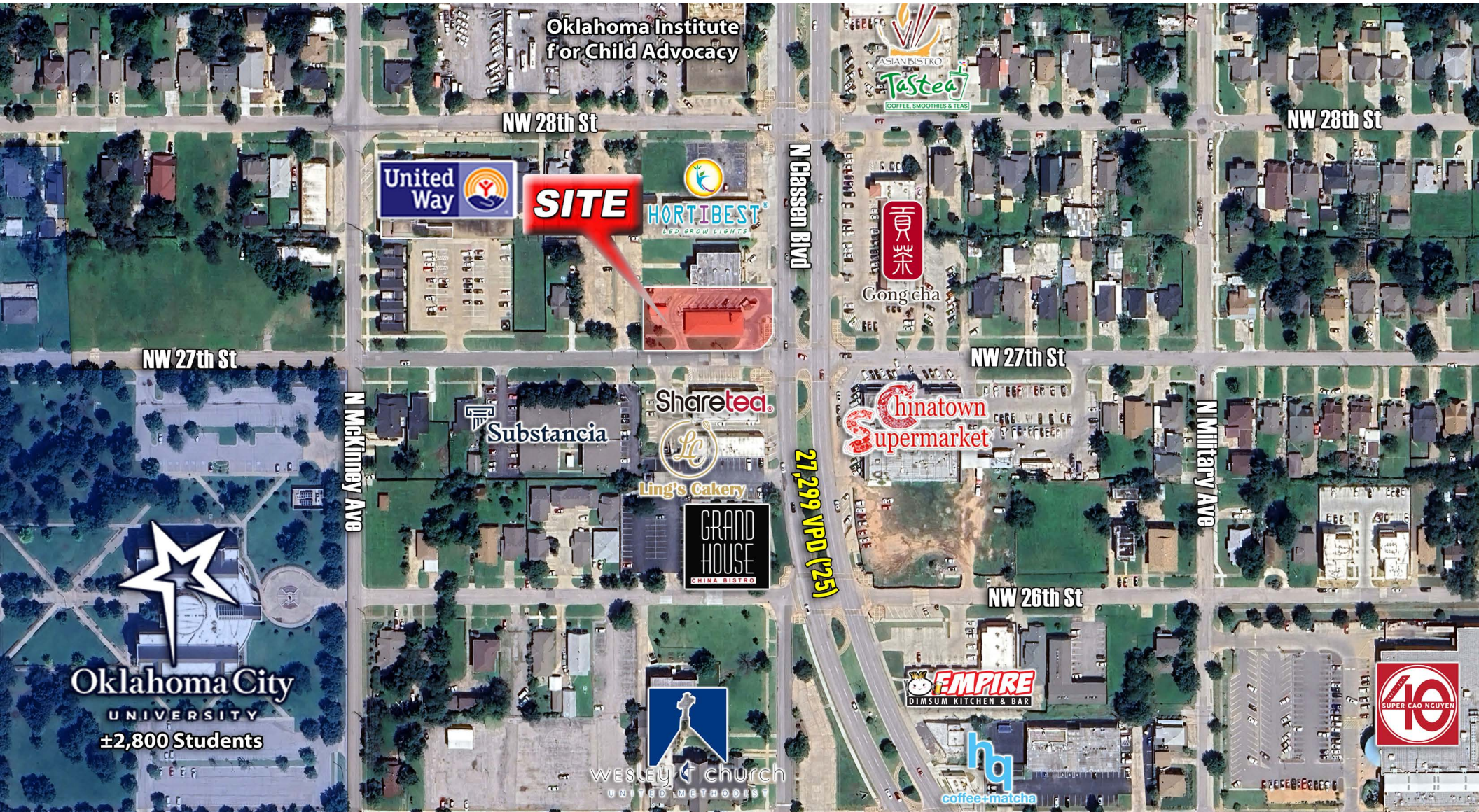
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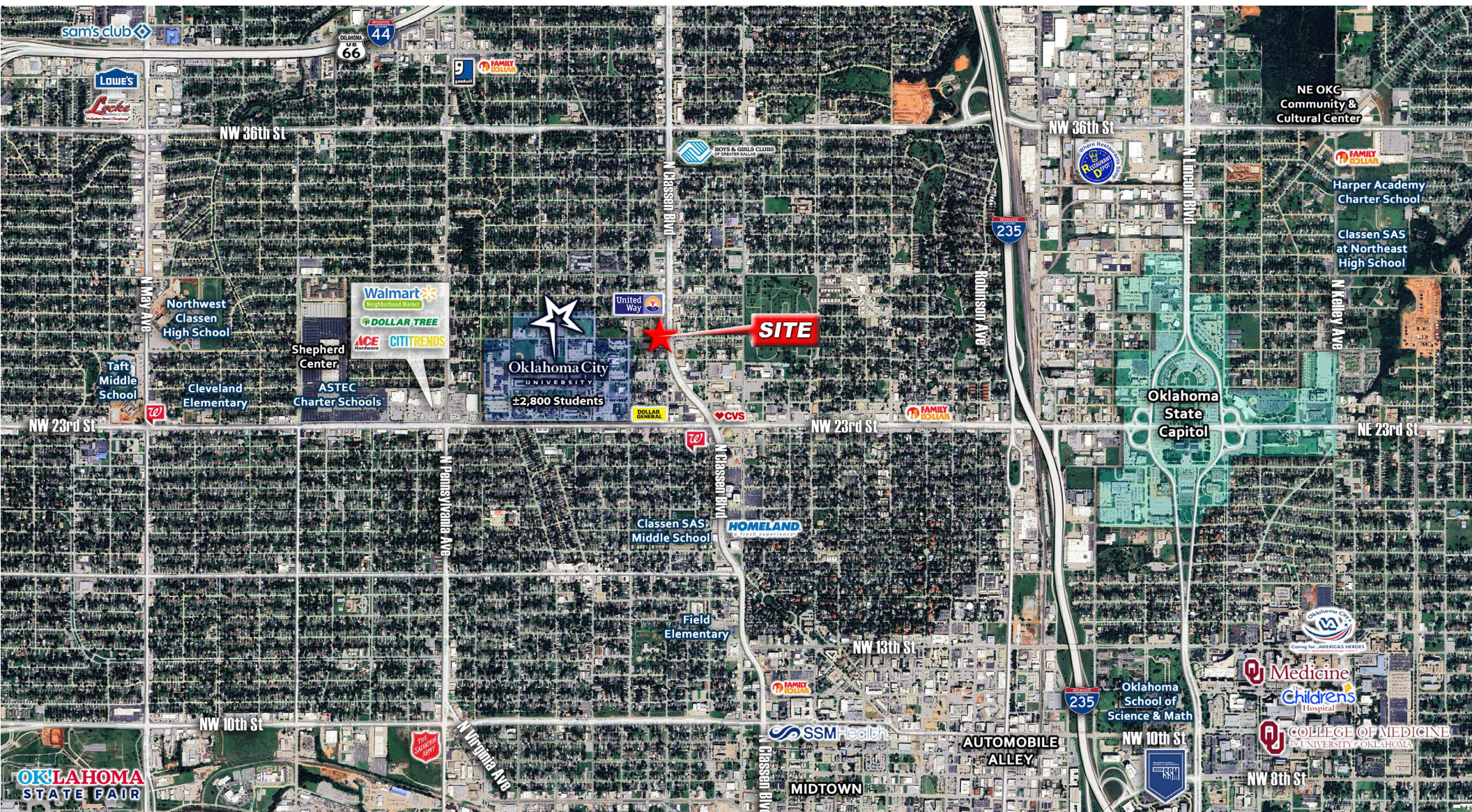
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