

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,250,000
Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	5,000 SF
Available SF:	5,000 SF
Lot Size:	7,893 SF
Number of Units:	1
Year Built:	1966
Zoning:	I-2
Market:	Oklahoma City

PROPERTY OVERVIEW

Located on the west side of Classen, north of NW 72nd St. Easy access to Broadway Extension, I-44, I-35, and Kilpatrick Turnpike. 22 parking spaces.

PROPERTY HIGHLIGHTS

- Formerly a hair salon, this unique opportunity has storefront facing Classen and back space that could be office, warehouse, or a number of other possibilities.
- 2 commercial grade roll up doors.

TROY HUMPHREY

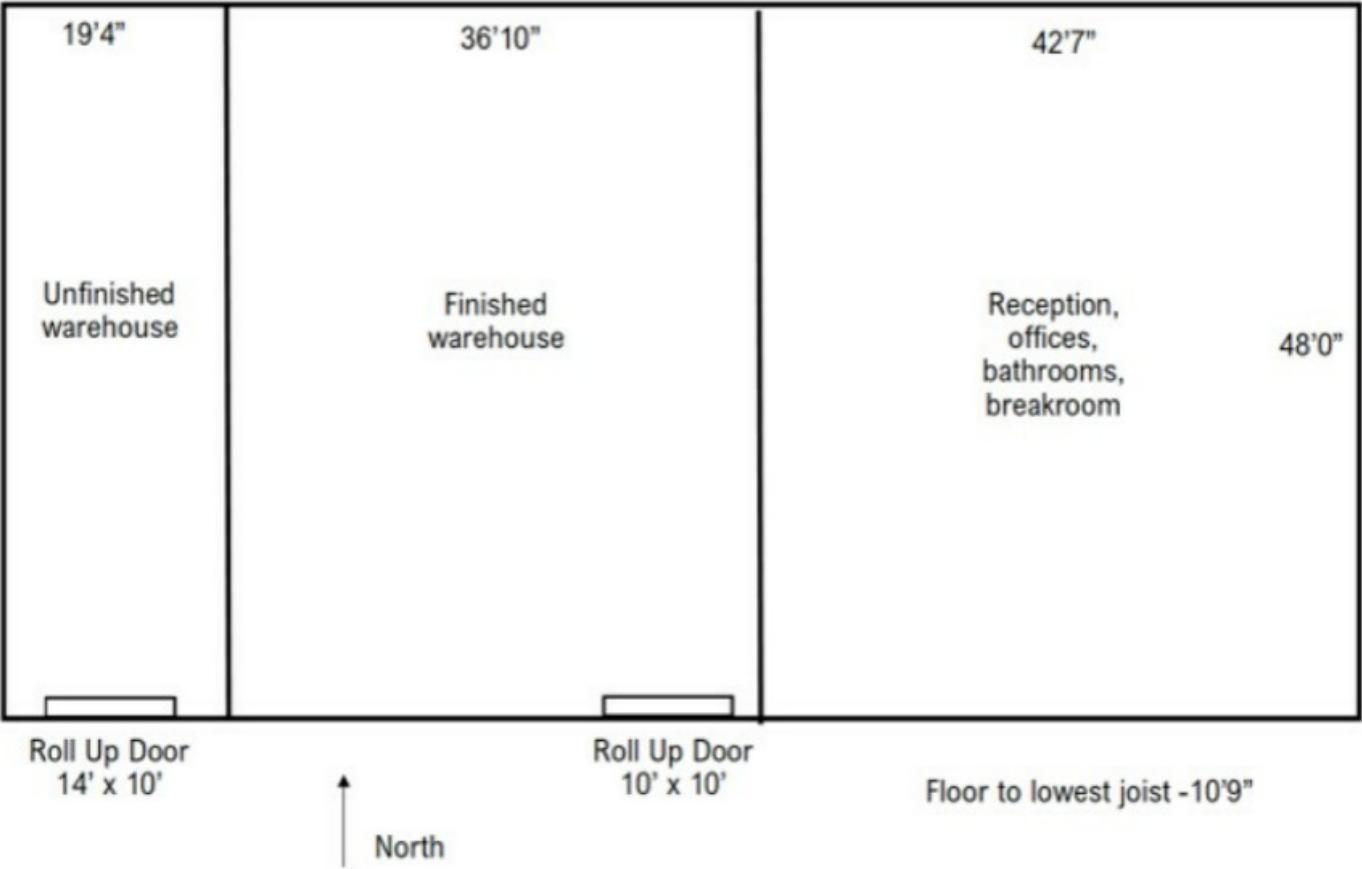
405.219.7500
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PHOTOS



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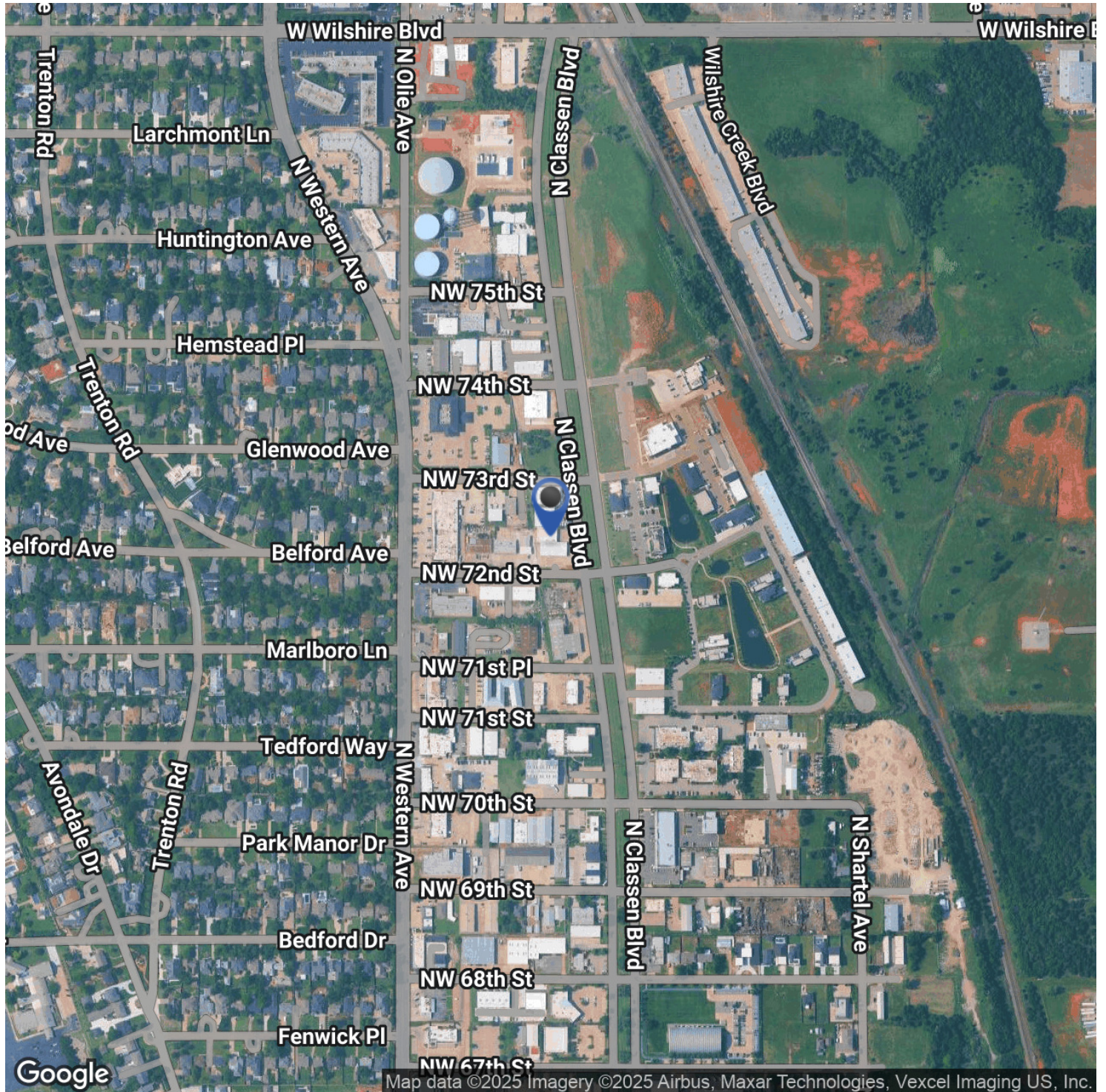
FLOOR PLAN



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7301 N CLASSEN BLVD
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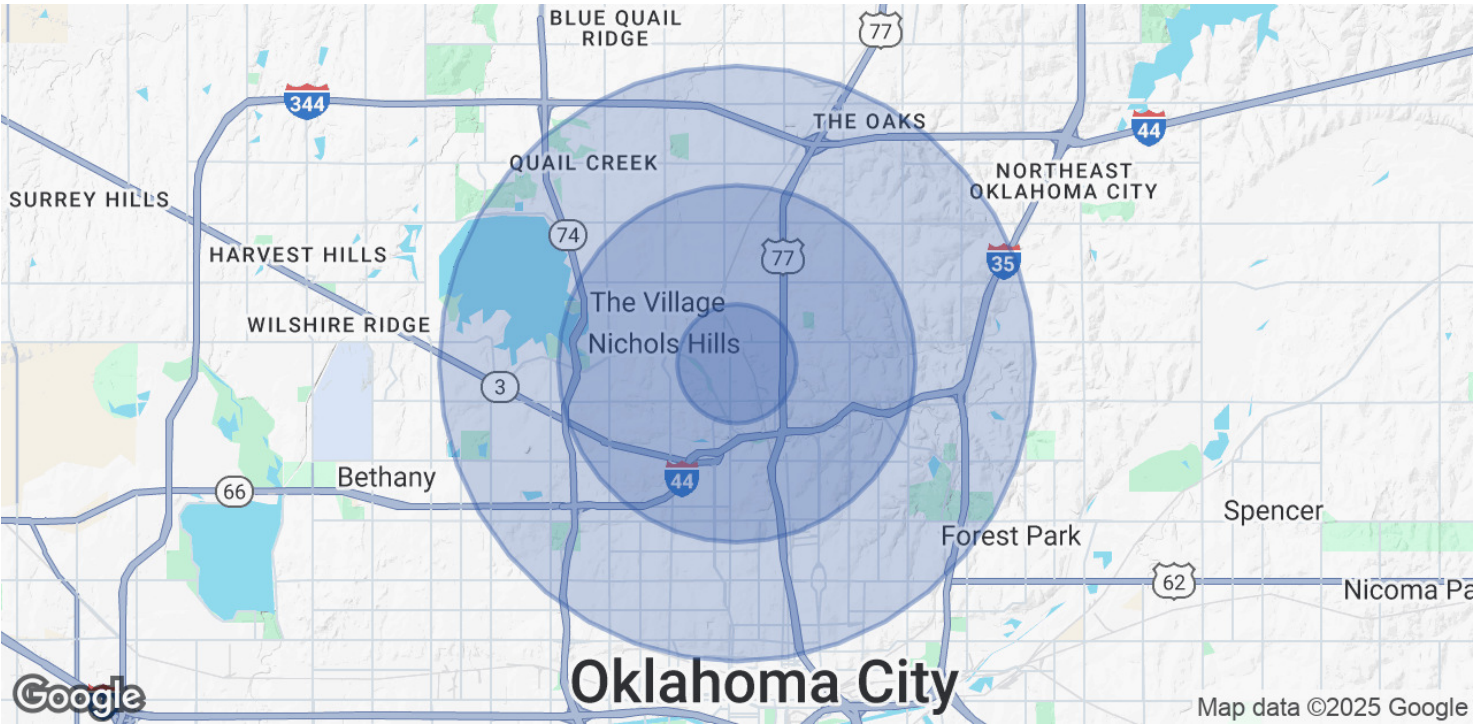
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,293	62,472	167,653
Average Age	41	40	39
Average Age (Male)	39	39	38
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,207	28,879	76,759
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$139,832	\$92,360	\$82,237
Average House Value	\$625,391	\$354,744	\$294,020

Demographics data derived from AlphaMap

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