

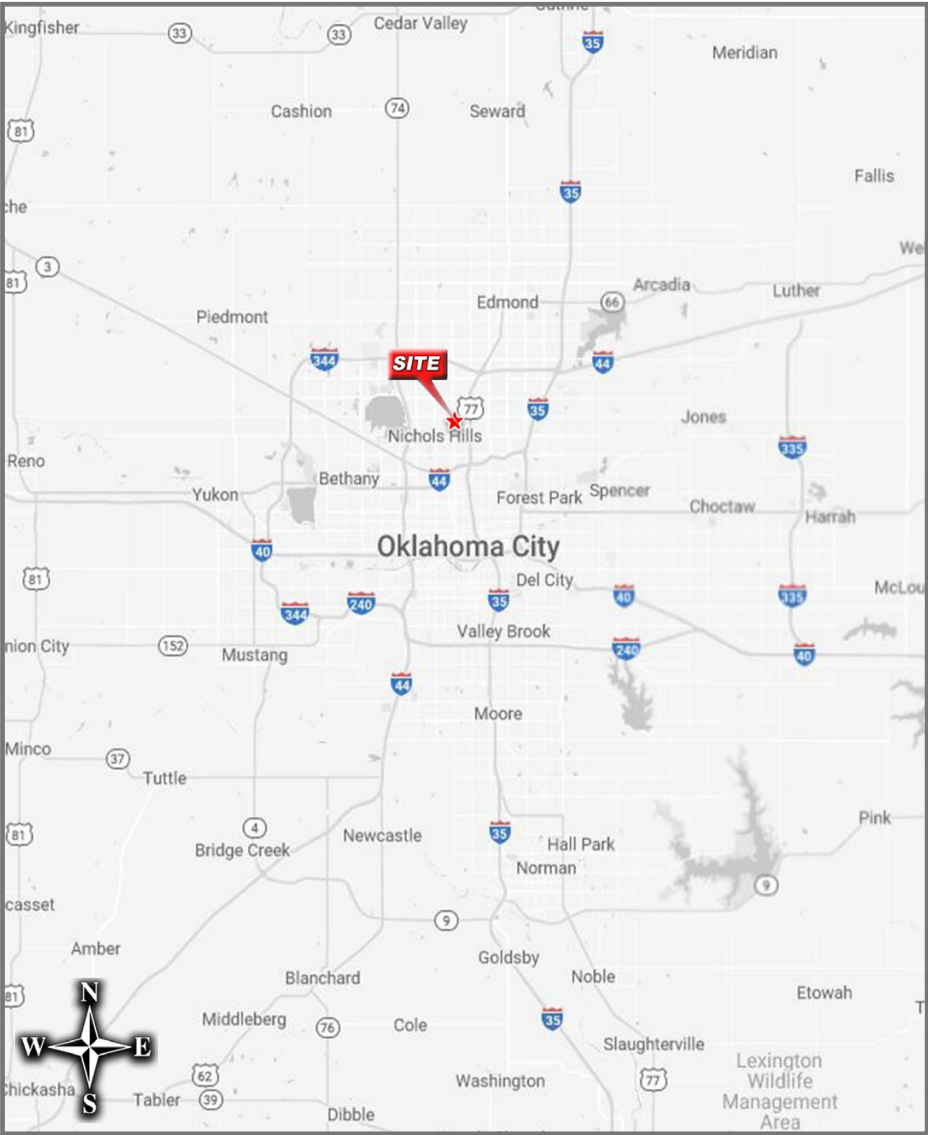
**FOR LEASE** - 8616 N CLASSEN BLVD, OKLAHOMA CITY, OK 73114



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**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)

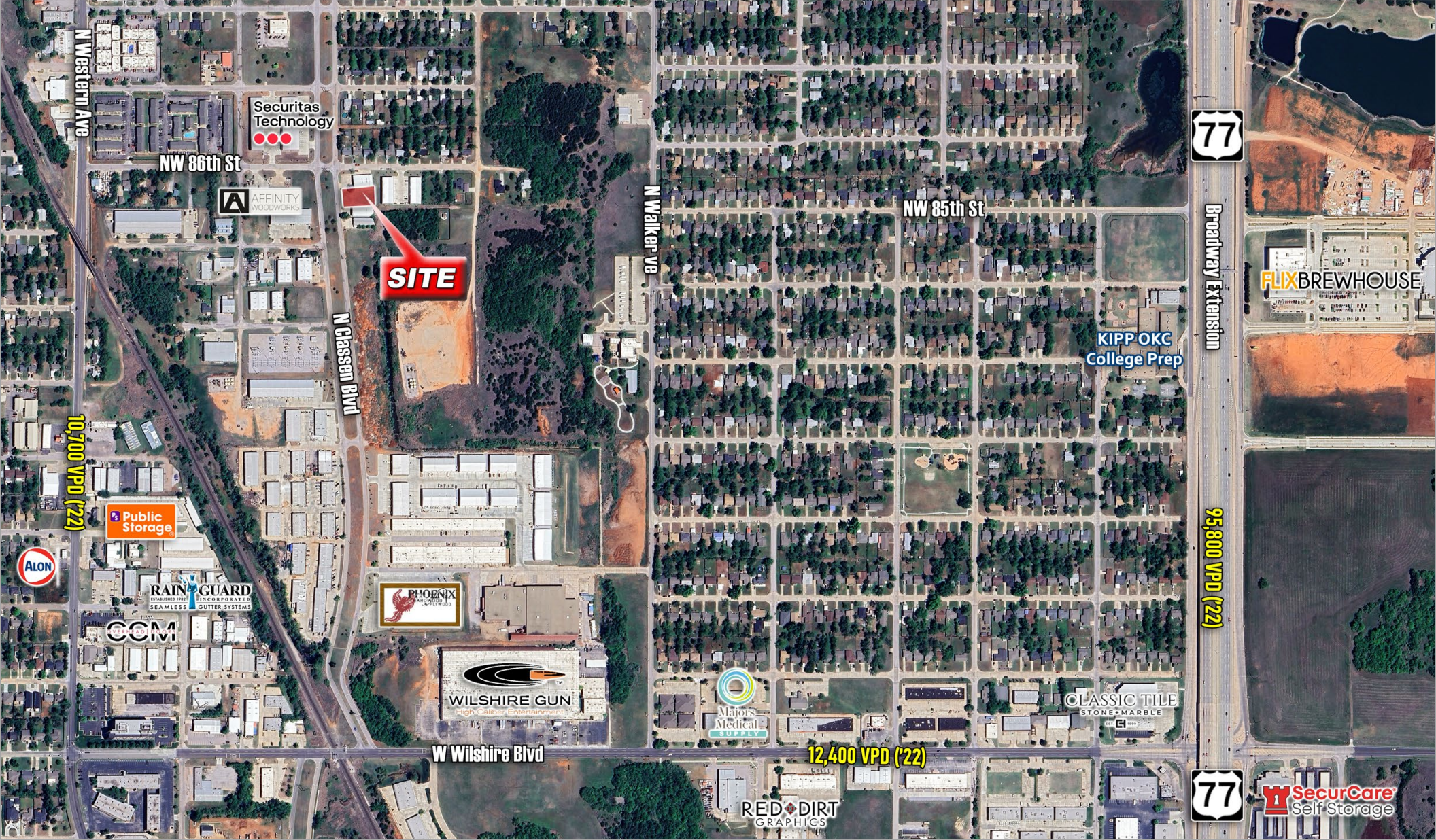
### Demographic Snapshot - 1-3-5 Mile Radius Rings

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



# 8616 N CLASSEN BLVD

# INTERSECTION AERIAL



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