

2848 CLASSEN BOULEVARD

NORMAN, OK 73071



PHILLIP MAZAHERI, CCIM
Retail Investment Sales
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Lease Rate
Negotiable

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PROPERTY DESCRIPTION

Ground Lease or Build to Suit opportunity located just north of Highway 9 on 12th Ave SE. The Pad Site consist of 1 acre with frontage on 12th Ave SE.

Retailers continue to expand into the area which include: Walmart, Aldi's, Starbucks, On Cue, McDonald's, Wendy's and many more.

OFFERING SUMMARY

| | |
|----------------------|------------|
| Lease Rate: | Negotiable |
| Available SF: | 43,560 SF |
| Lot Size: | 1 Acres |

TRAFFIC COUNTS

| | | |
|---------------------|-------|--------|
| Classen Blvd | north | 22,922 |
| Classen Blvd | south | 22,010 |
| E Imhoff Rd | east | 3,093 |

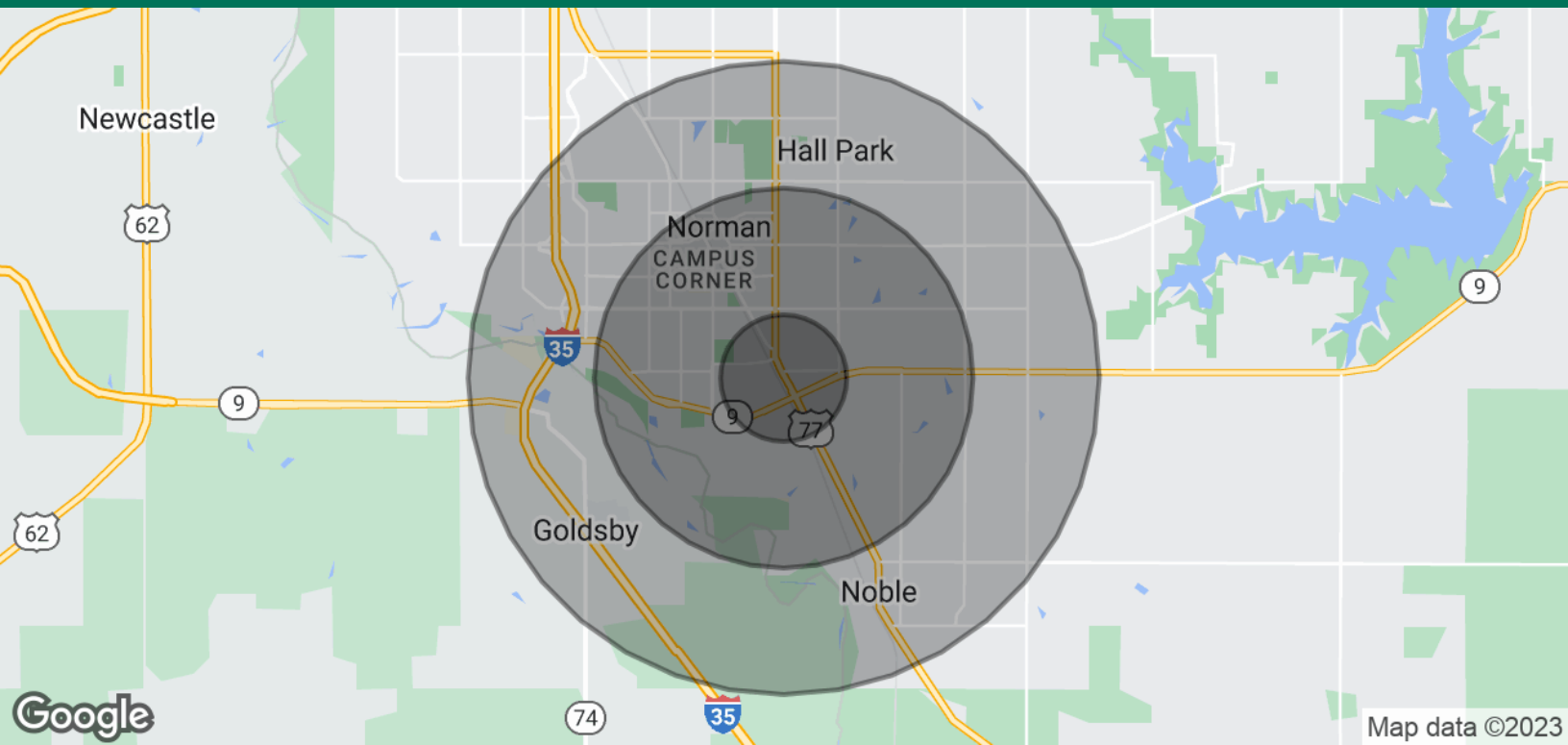
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|-----------|-----------|
| Total Population | 8,868 | 61,112 | 99,477 |
| Average Age | 24.9 | 28.6 | 31.9 |
| Average Age (Male) | 25.0 | 27.6 | 30.6 |
| Average Age (Female) | 27.5 | 30.3 | 33.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 4,232 | 25,993 | 42,836 |
| # of Persons per HH | 2.1 | 2.4 | 2.3 |
| Average HH Income | \$39,963 | \$53,035 | \$60,077 |
| Average House Value | \$90,885 | \$155,927 | \$165,702 |

* Demographic data derived from 2020 ACS - US Census

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