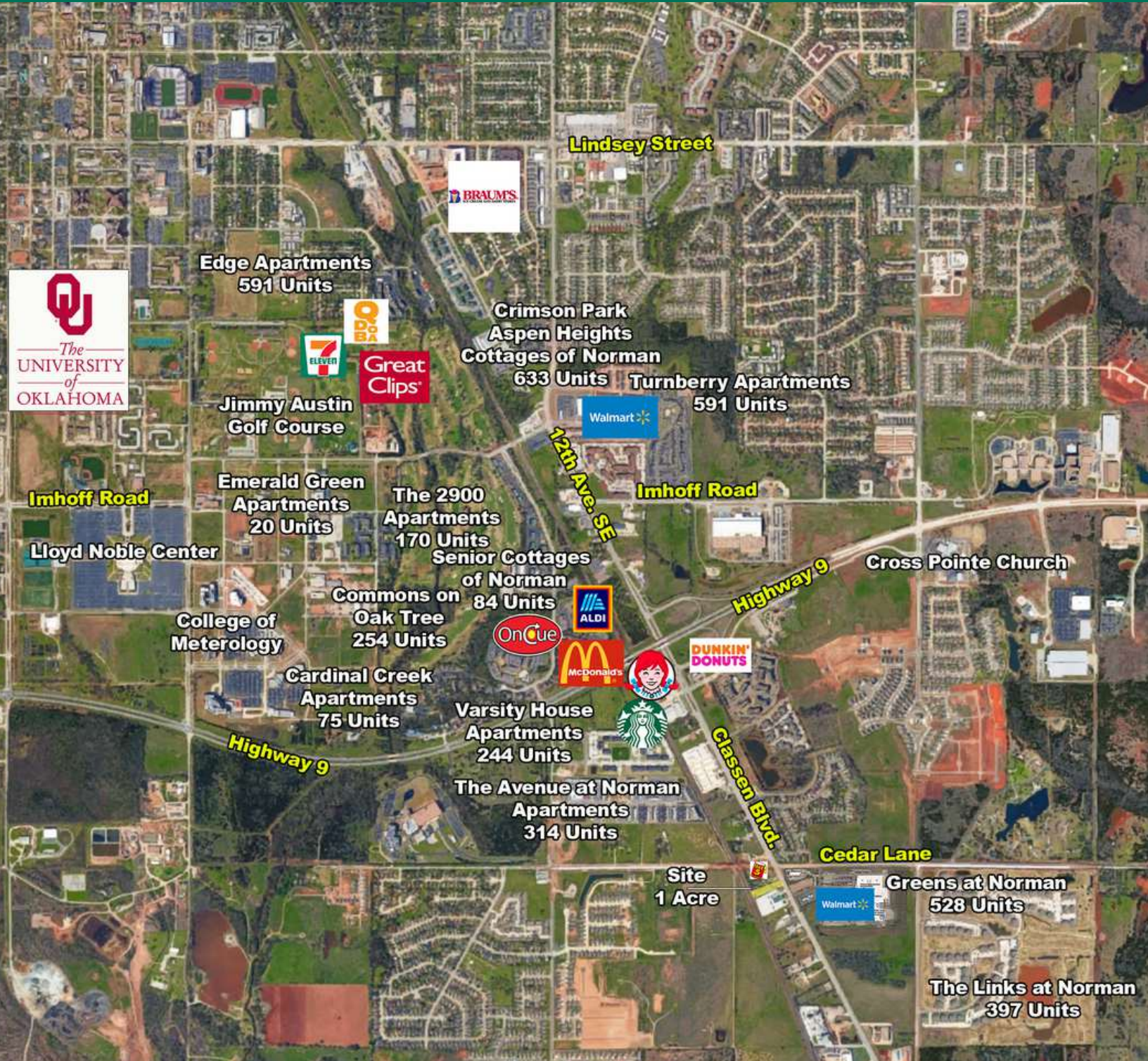


3622 CLASSEN BOULEVARD

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 near the SW/Corner of Classen Blvd. and Cedar Lane in Norman, Oklahoma. The Pad Site is located directly across from a newly built Super Walmart. The site has great visibility from Classen Blvd, located a quarter of a mile from Highway 9. Retailers continue to expand into the area which include: Starbucks, Take 5, On Cue, McDonald's, Wendy's and many more.

- If additional land is needed, adjoining land can be purchased and combined if economics align.

## OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	43,560 SF
<b>Lot Size:</b>	1 Acres

## TRAFFIC COUNTS

<b>Classen Blvd</b>	north	22,010
<b>Classen Blvd</b>	south	20,926

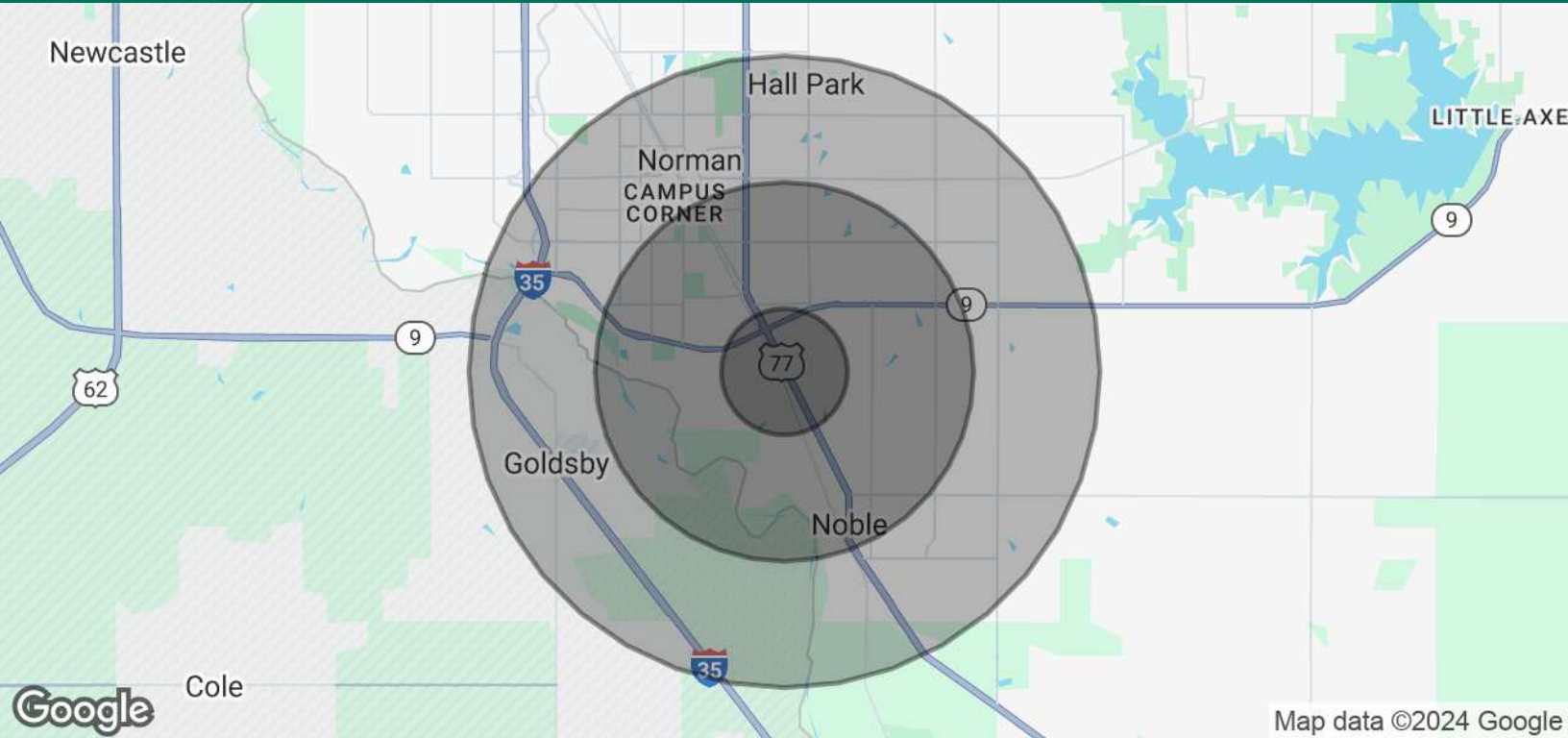
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,261	46,664	87,502
Average Age	26.3	27.6	31.3
Average Age (Male)	25.5	26.6	30.5
Average Age (Female)	31.1	29.2	33.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,151	18,769	37,502
# of Persons per HH	2.0	2.5	2.3
Average HH Income	\$47,340	\$53,273	\$57,847
Average House Value	\$139,329	\$142,715	\$159,346

2020 American Community Survey (ACS)

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