



OFFERING SUMMARY

Lease Rate:	\$12.00 - 14.00 SF/yr (NNN)
Building Size:	62,046 SF
Available SF:	1,650 SF
Lot Size:	2.13 Acres
Year Built:	1972
Zoning:	C

08102020

PROPERTY OVERVIEW

Community Strip Center with one retail/office space left with 1,650 SF. Located on Classen Blvd between Lindsey St and 12th Ave SE the area is heavily populated with multifamily developments, close proximity to OU campus, and easy access to Highway 9 and I-35.

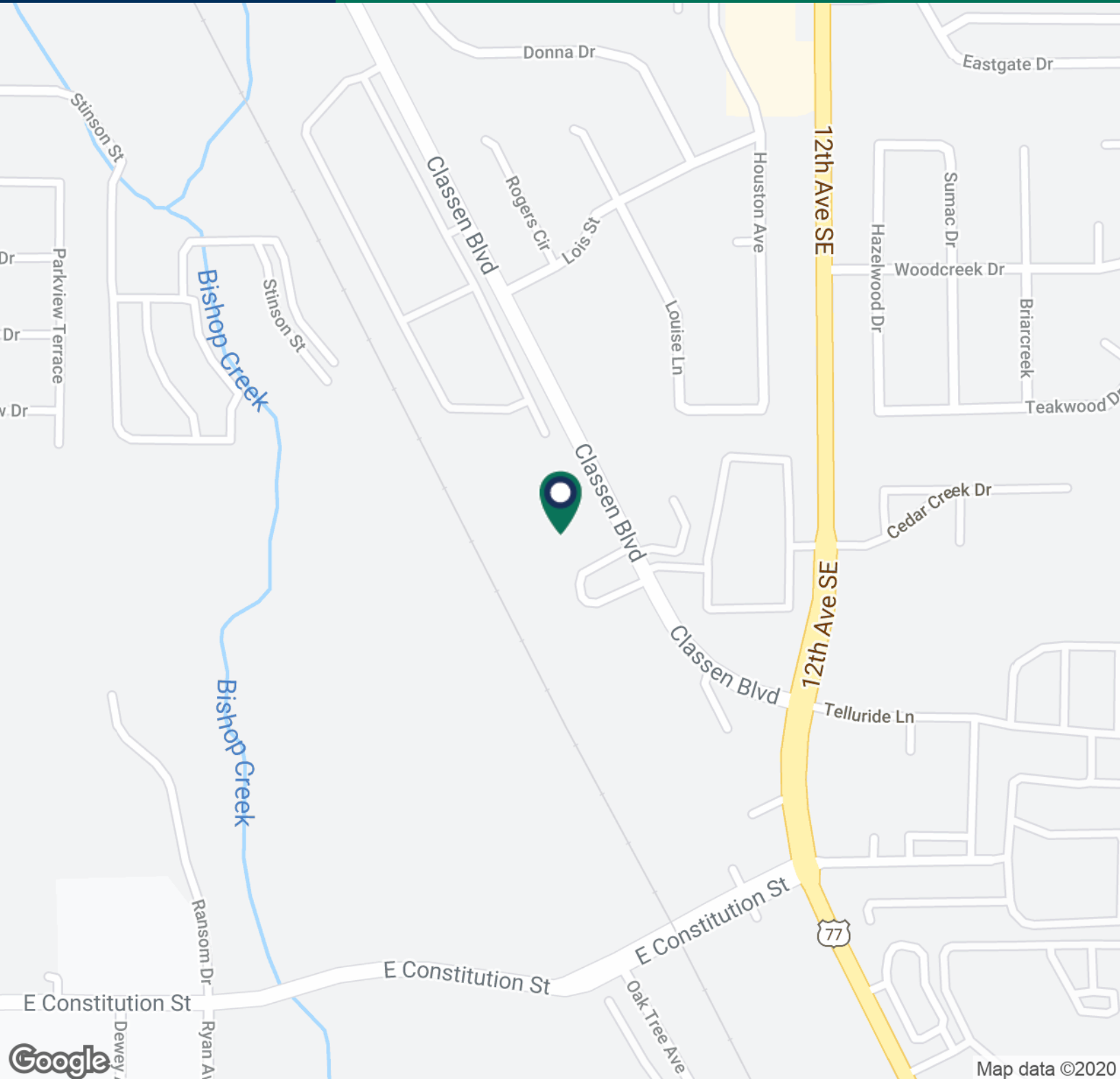
The property is currently built out with 4 offices, a large open administration or bull pen area, one restroom and a separate shower room. The property has on-site property management and is available for lease immediately

SPACES	LEASE RATE	SPACE SIZE
Suite C	\$12.00 - 14.00 SF/yr	1,650 SF

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,128	62,937	98,523
Average age	24.8	26.9	29.2
Average age (Male)	24.5	26.0	27.8
Average age (Female)	25.3	28.1	31.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,557	24,056	38,543
# of persons per HH	2.2	2.6	2.6
Average HH income	\$39,494	\$49,833	\$55,011
Average house value	\$123,261	\$131,177	\$142,161

* Demographic data derived from 2010 US Census

TRAFFIC COUNT-ACOG		
Classen Blvd	north	13,513
Classen Blvd	south	12,248

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