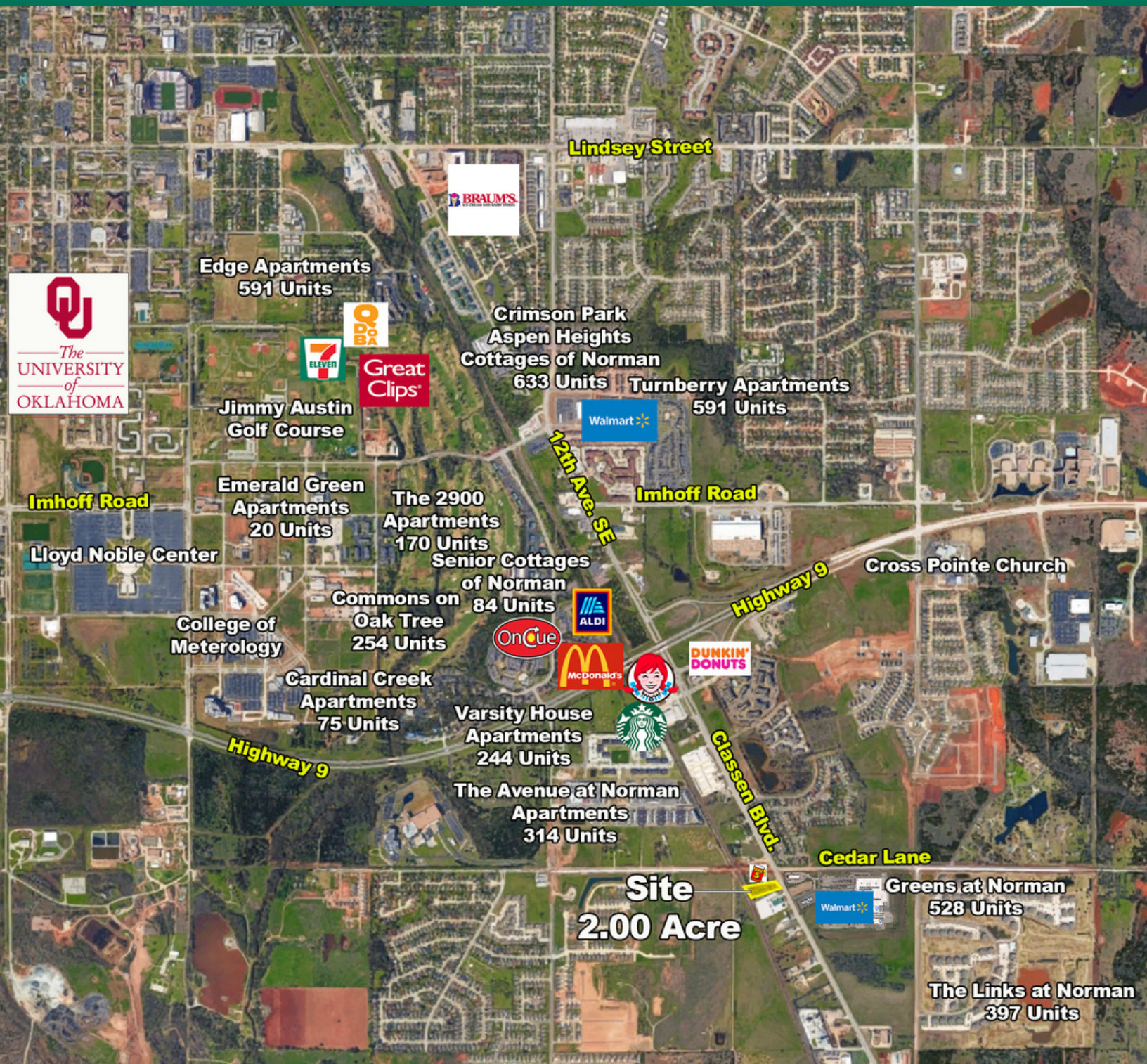


3614-3622 CLASSEN BOULEVARD

NORMAN, OK 73071



PHILLIP MAZAHARI, CCIM

Retail Investment Sales

pmazaheri@priceedwards.com

O: 405.239.1221 C: 405.250.0693

Sale Price

\$25.00 / SF

Lease Rate

Negotiable

3614-3622 CLASSEN BOULEVARD

NORMAN, OK 73071



PROPERTY DESCRIPTION

Pad Site available For Sale, 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.

- Approximately 165 Feet of Frontage along Classen Blvd.

OFFERING SUMMARY

Sale Price:	\$2,178,000
Sales PSF:	\$25 / SF
Lease Rate:	Negotiable
Available SF:	87,120 SF
Lot Size:	±2.00 Acres

TRAFFIC COUNTS

Classen Blvd	north	22,010
Classen Blvd	south	20,926

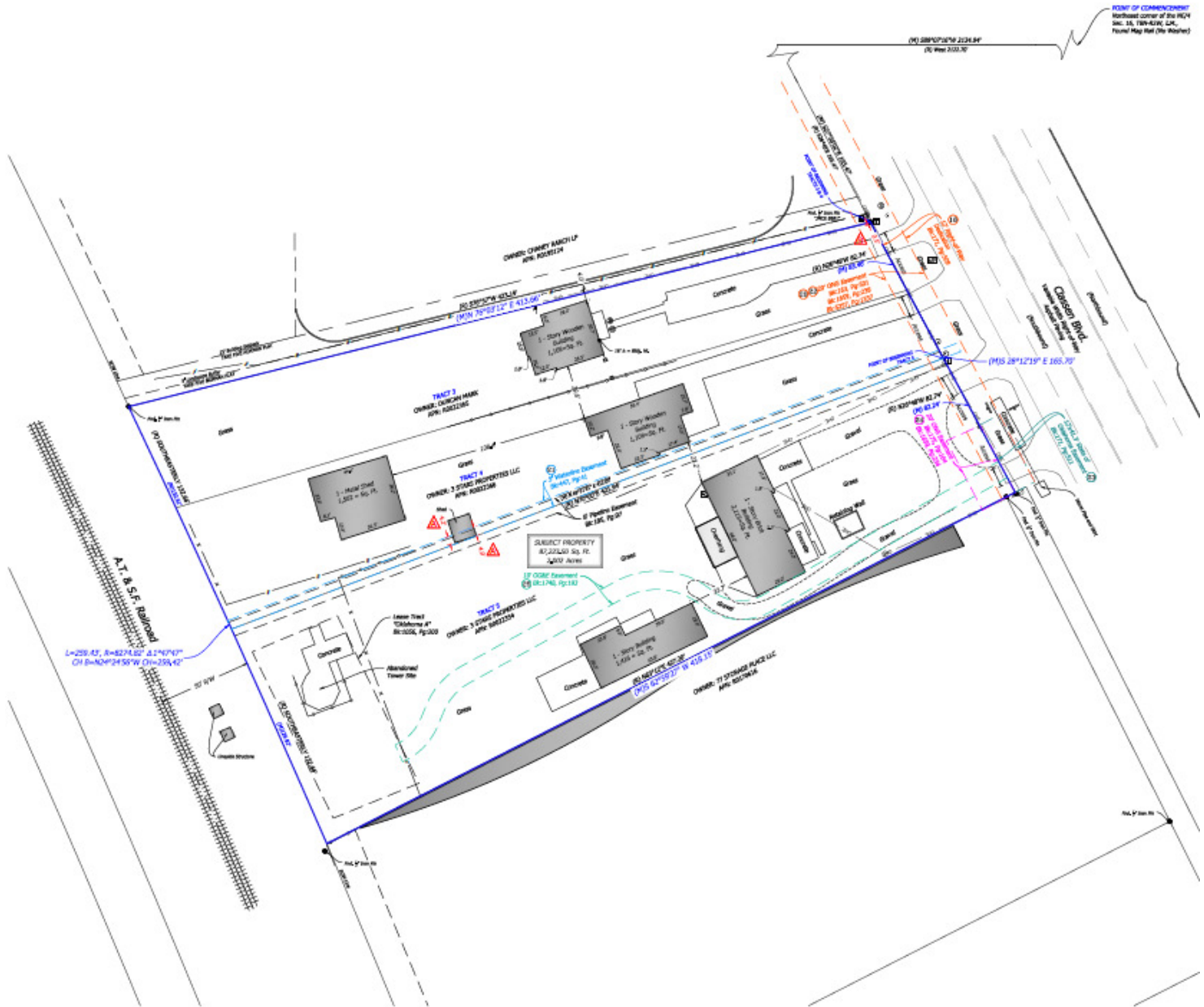
PHILLIP MAZAHERI, CCIM

pmazaheri@priceedwards.com

O: 405.239.1221 C: 405.250.0693

3614-3622 CLASSEN BOULEVARD

NORMAN, OK 73071



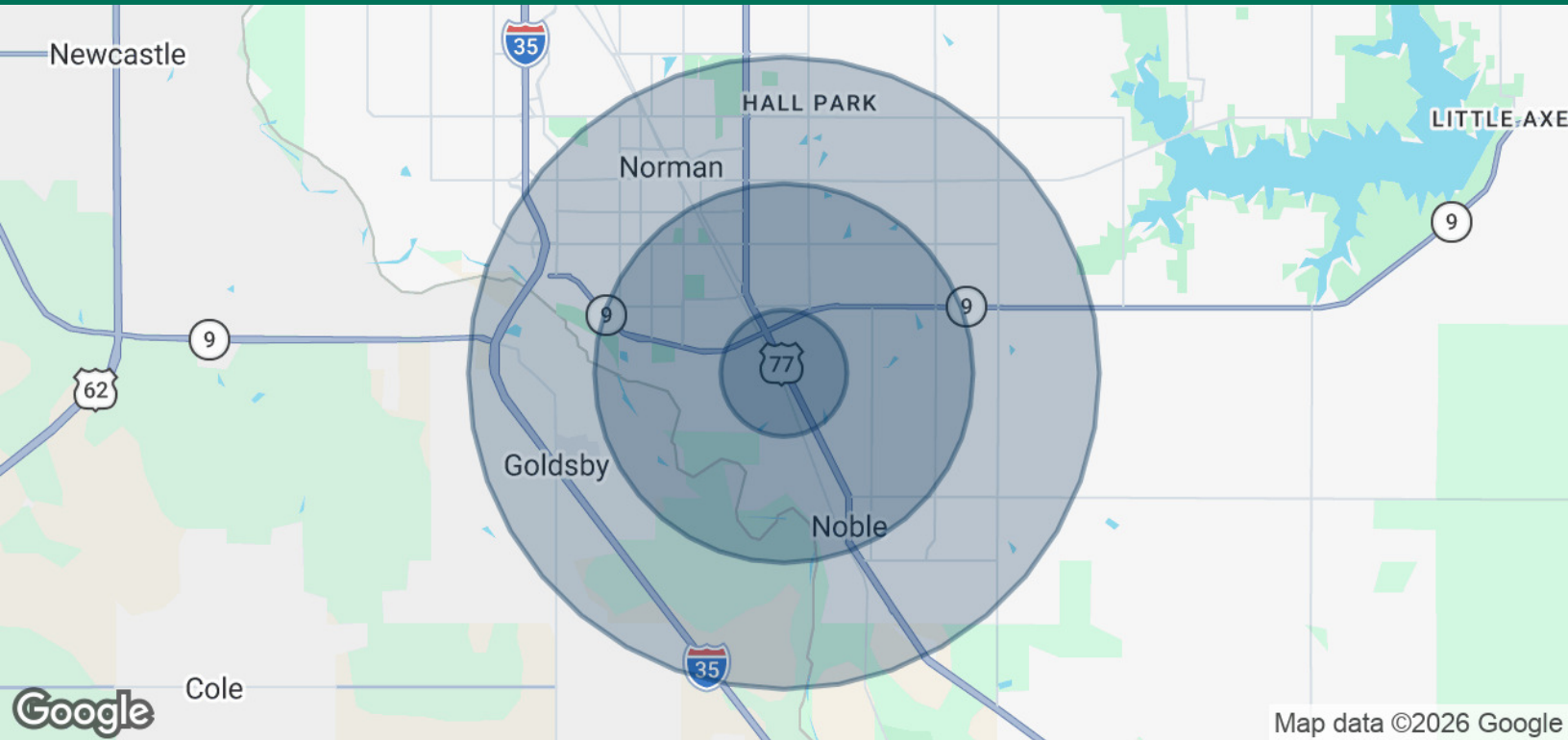
PHILLIP MAZAHERI, CCIM

pmazaheri@priceedwards.com

O: 405.239.1221 C: 405.250.0693

3614-3622 CLASSEN BOULEVARD

NORMAN, OK 73071



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,074	51,262	89,380
Average Age	32	32	35
Average Age (Male)	31	31	34
Average Age (Female)	33	33	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,536	19,223	35,017
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$71,240	\$69,304	\$73,795
Average House Value	\$440,292	\$313,501	\$300,234

Demographics data derived from AlphaMap

PHILLIP MAZAHERI, CCIM

pmazaheri@priceedwards.com

O: 405.239.1221 C: 405.250.0693