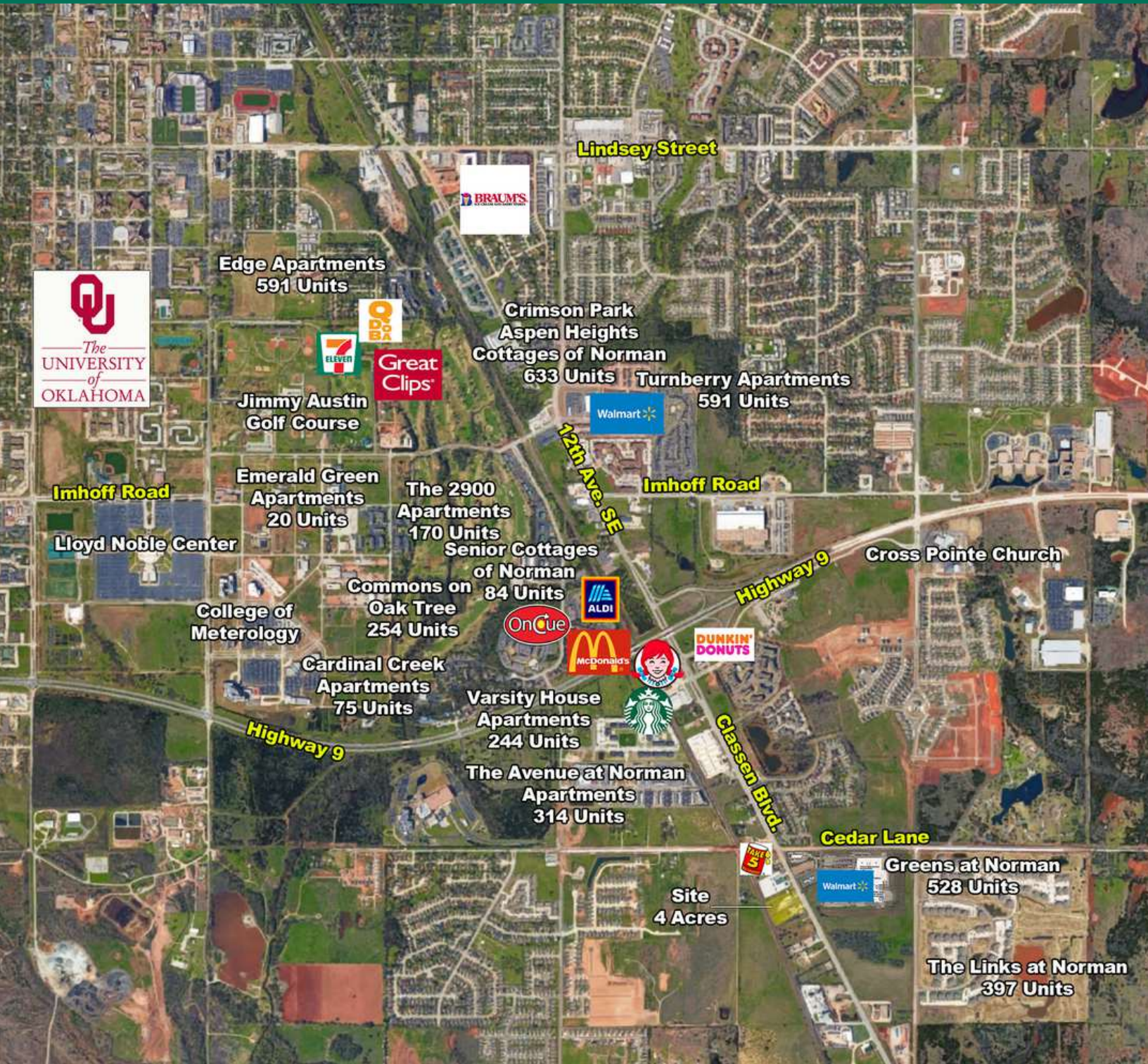


3750-3800 CLASSEN BOULEVARD

NORMAN, OK 73071



**PHILLIP MAZAHERI, CCIM**  
Retail Investment Sales  
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O: 405.239.1221 C: 405.250.0693

Lease Rate  
Negotiable

3750-3800 CLASSEN BOULEVARD

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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.

## OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	174,240 SF
<b>Lot Size:</b>	4 Acres

## TRAFFIC COUNT

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

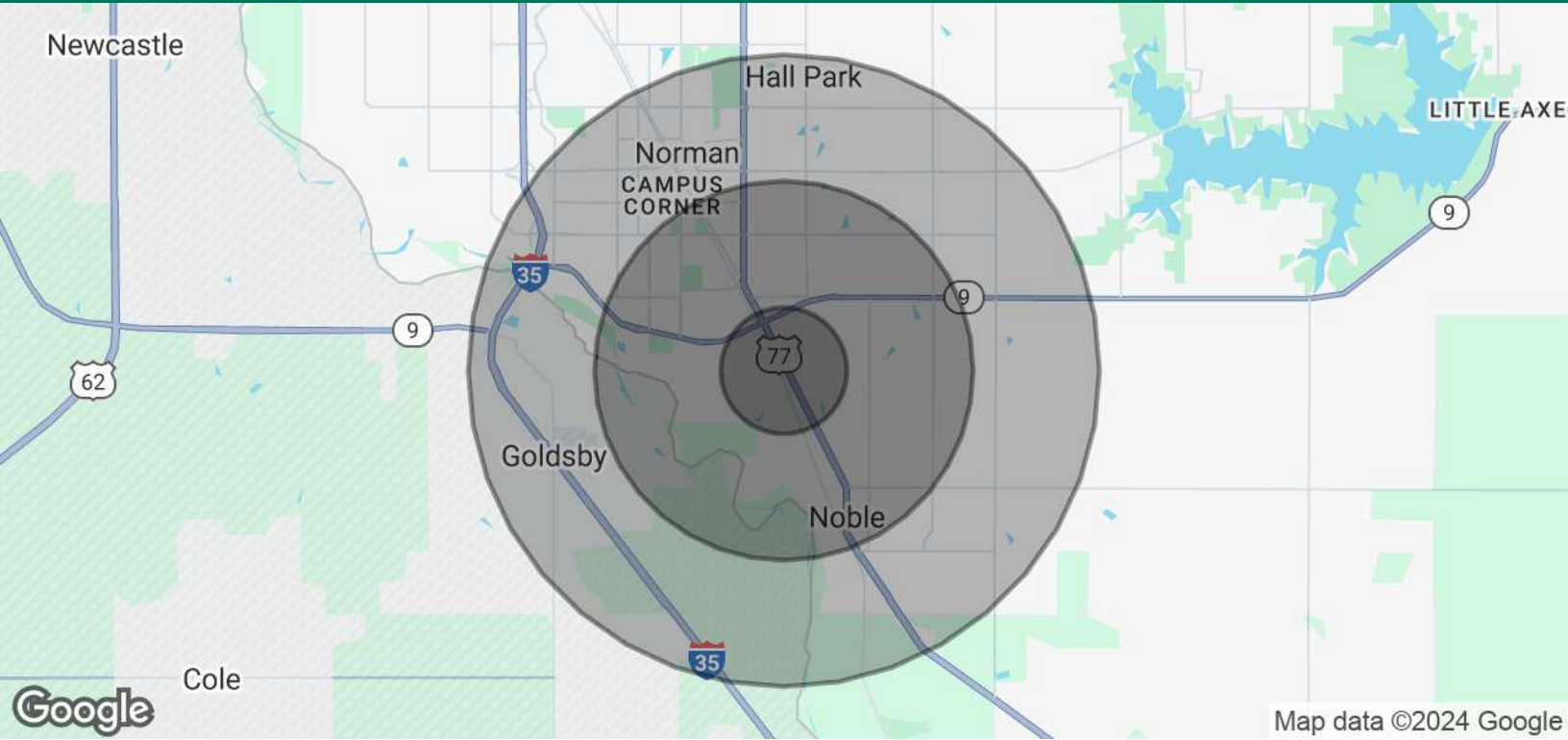
### PHILLIP MAZAHERI, CCIM

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,010	45,051	86,269
Average Age	26.6	27.5	31.3
Average Age (Male)	25.7	26.6	30.5
Average Age (Female)	30.1	29.1	33.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,977	18,027	37,000
# of Persons per HH	2.0	2.5	2.3
Average HH Income	\$50,017	\$53,062	\$57,658
Average House Value	\$148,024	\$139,685	\$159,330

2020 American Community Survey (ACS)

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