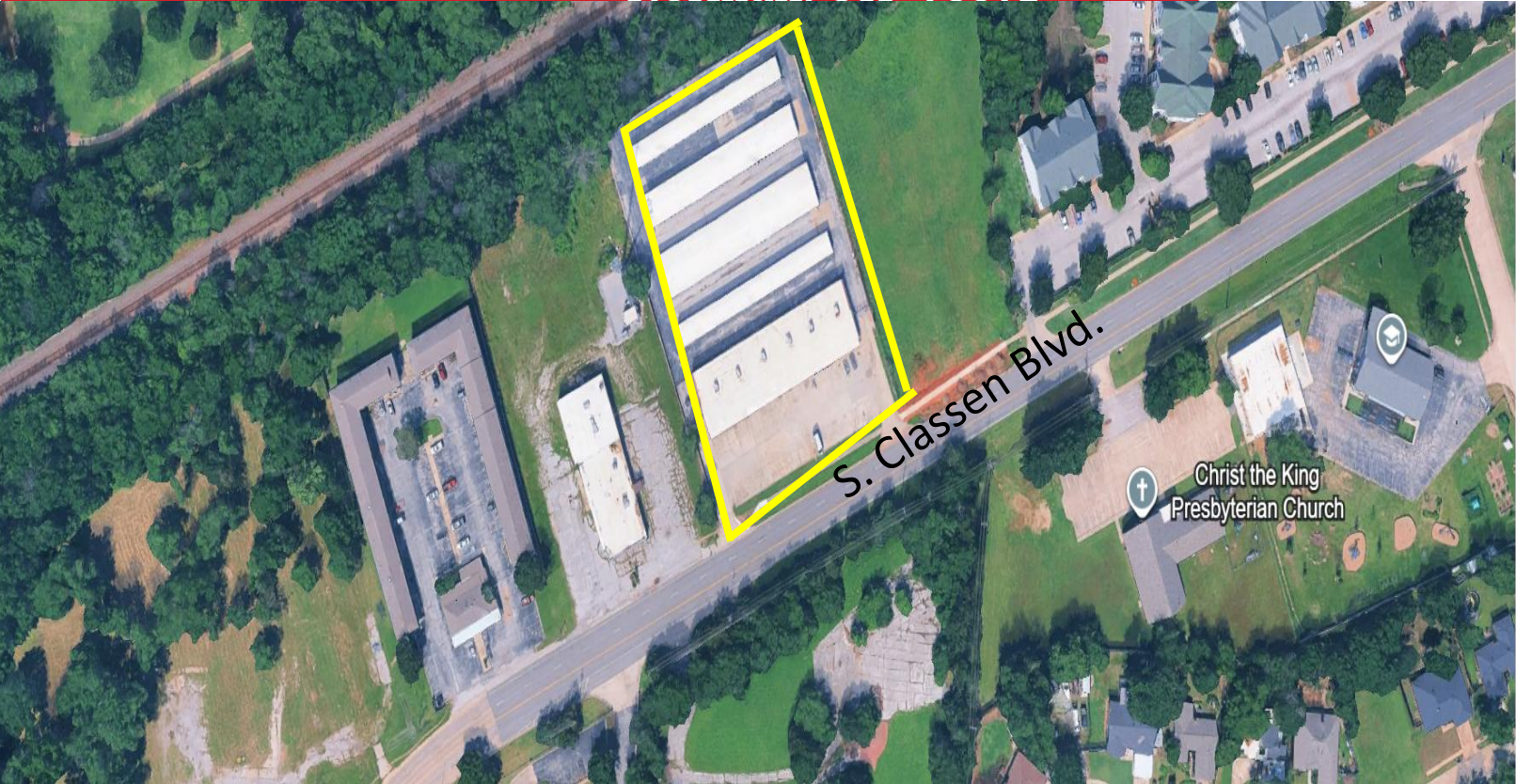


For Lease

2400 S. Classen Blvd.
Suites A & C
Norman, OK 73071



PROPERTY INFORMATION:

Address:	2400 S. Classen Blvd.
City/State/Zip	Norman, OK 73071
Base Lease Rate:	\$12/psf
NNN	\$4.50/psf
Suite A sf	2,200 sf (40' x 55')
Suite C sf	1,650 sf (30' x 55')
Max Contiguous	3,850 sf
Total Units:	Two separate units
Year Built:	1982
Lot Size:	2.12 acres
Lease Type:	Full NNN

PROPERTY DESCRIPTION

2400 S. Classen Blvd. is a office/retail/storage facility property that has two (2) separate retail units fronting on S. Classen Blvd., in Norman, OK. Unit "A" is 2,200 sf and Unit "C" is 1,650 sf. The units can be combined (3,850 sf total), if desired. These two units are 2nd Gen. and are ready to go. The storage facility provides a steady traffic flow daily and it is less than 1 mile from the University of Oklahoma. Perfect for a small business, vape shop, or dispensary. Abundant parking and easy ingress and egress. There is a large pylon sign at the street allowing for maximum advertising. Signs on the building are permitted. Very affordable rent compared to the rest of the market makes these two spaces unique and very desirable. Make this space your next new business location!

LOCATION

Fronting on S. Classen Bld., just north of Hwy 9.

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Households	5,500	30,200	71,600
Total Population	15,300	80,200	184,400
Average HH Income	\$59,000	\$58,200	\$68,500



CONTACT:

Scott Heiple, CCIM | Owner – Managing Broker
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Store Front



Suite "C"

Suite "A"

Unit "C"



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2400 S. Classen Blvd. – 2 units available



Unit "C"

Unit "A"



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