

1321 N. CLASSEN BLVD

1321 N CLASSEN, OKLAHOMA CITY, OK 73103



OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	1,568 SF
Available SF:	Fully Leased
Lot Size:	0.18 Acres
Zoning:	C-4
Traffic Count:	28,000

PROPERTY OVERVIEW

You have the rare opportunity to showcase your business in one of the most prominent locations in OKC. At the corner of 13th where Classen and Western converge, you will have 28,000 cars see your business. In the coming year, ONCUE will be constructing its newest OKC store adjacent to the property, bringing in even more traffic to the area. Perfect for any business needing high traffic location. Cannabis dispensary will be considered.

PROPERTY HIGHLIGHTS

- Excellent traffic - 28,000 cars per day
- Great signage
- Billboard can be leased for an additional fee

GREG BANTA

405.840.1600

GBANTA@THEBANTACOMPANIES.COM

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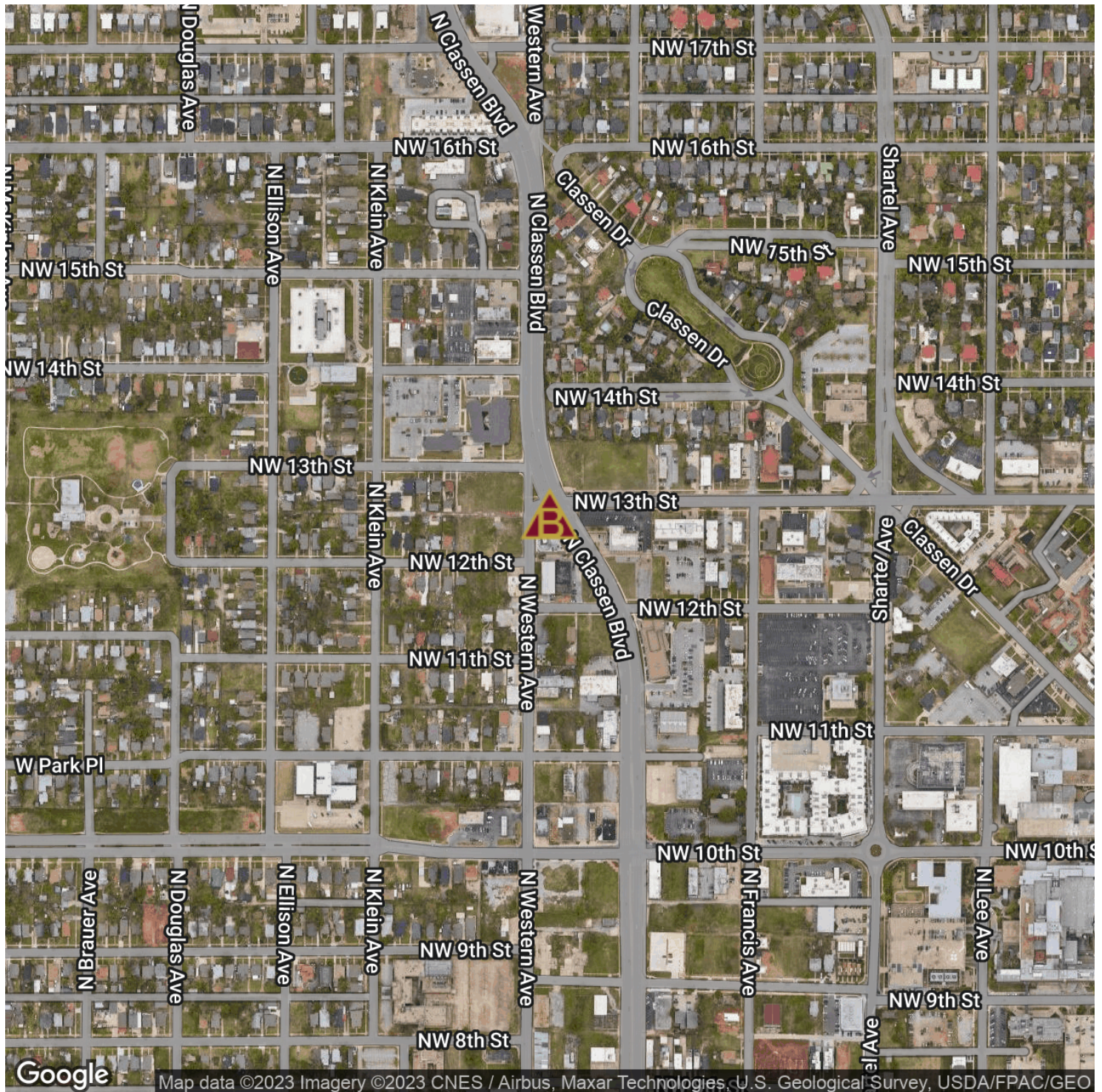
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,433	79,822	209,665
Average age	33.5	33.7	33.8
Average age (Male)	34.5	33.7	33.1
Average age (Female)	31.1	33.6	34.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,463	33,064	84,415
# of persons per HH	2.5	2.4	2.5
Average HH income	\$59,466	\$47,728	\$47,507
Average house value	\$315,362	\$158,001	\$154,991

* Demographic data derived from 2020 ACS - US Census

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