

CEDAR & CLASSEN PAD SITE

SEC CEDAR LN & CLASSEN BLVD, NORMAN OKLAHOMA 73071

SHOP^{COS.}



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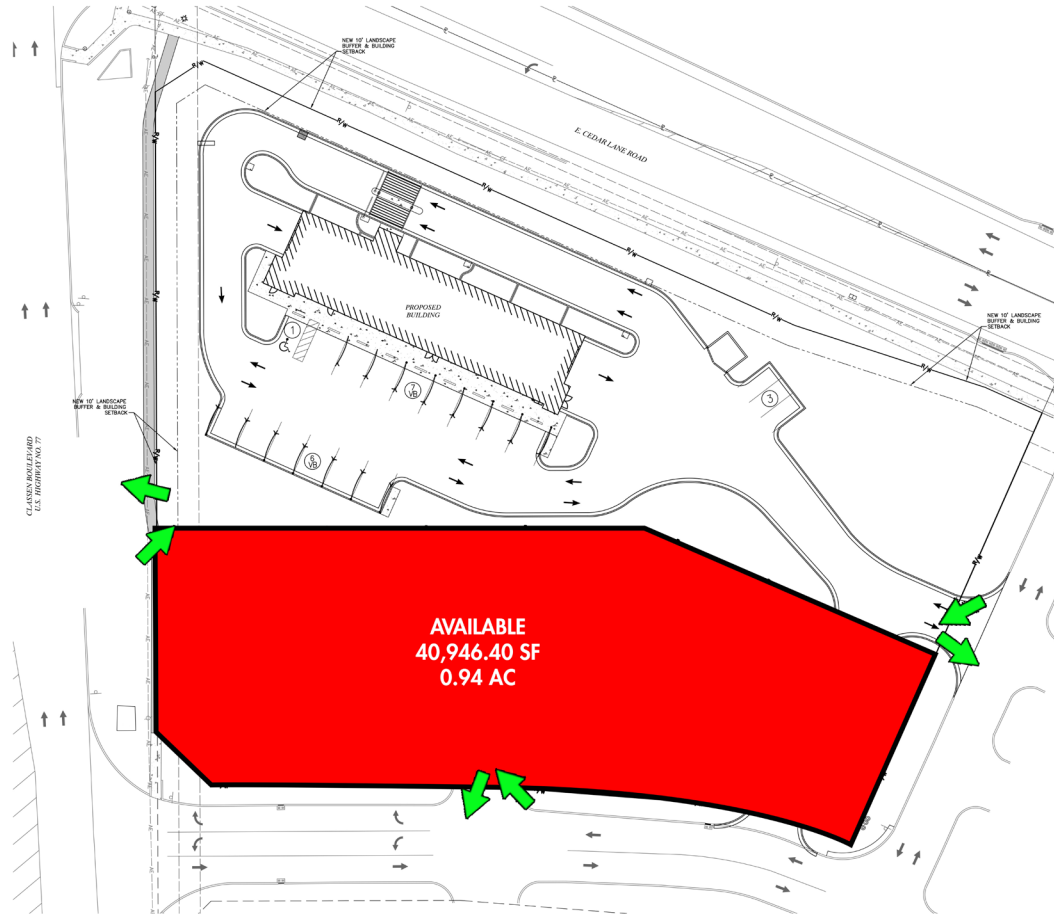
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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	4,991	45,976	89,034
Avg. HH Income	\$61,859	\$58,566	\$66,378
Total Housing Units	2,184	17,969	36,068
Daytime Population	4,148	38,160	94,235
Medium Home Value	\$189,159	\$168,887	\$175,852

PROJECT SCOPE

Pad site available at the SEC of Classen Blvd. and Cedar Lane in Norman, OK. This site benefits from High Visibility on the frontage road of Classen Blvd (18,287 VPD) and high density, with over 10,000 units of apartments in a 3-mile radius. This area continues to grow with retail and housing expanding in southeast Norman. Site sits directly in front of a Walmart Supercenter and is the main grocery store within this area.

DETAILS

- 0.94 AC; 40,946.40 SF
- Price: Call for rates

TRAFFIC COUNTS

- o Cedar Ln: 8,619 VPD-23
- o Classen Blvd: 18,287 VPD-23

AREA RETAILERS



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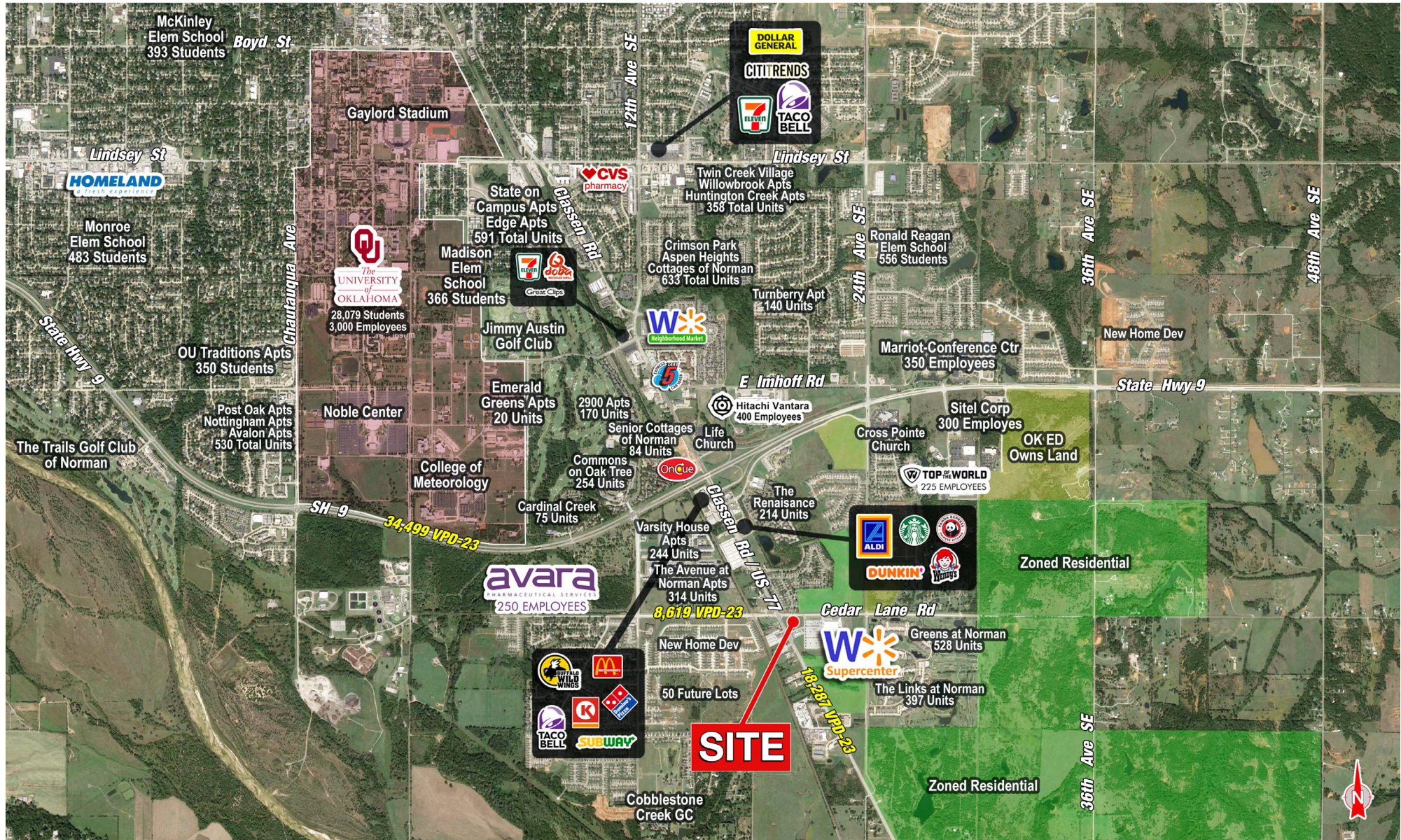
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