

4090 CLASSEN BOULEVARD
NORMAN, OK 73071



avara
PHARMACEUTICAL SERVICES

30,793 VPD

12TH AVENUE

2,102 VPD

CEDAR LANE ROAD

8,627 VPD



1,398 VPD

CLASSEN BLVD

Walmart



20,063 VPD

SITE

Retail Pad Sites For Sale

North Lot: 1.66 Acres - \$1,663,121
South Lot: 1.66 Acres - \$1,373,882



PROPERTY OVERVIEW

LOT SIZE 3.32 ACRES +/-

ZONING COMMERCIAL

- Across the Street from the Future Target Development
- Surrounded by High Commercial Growth
- Located off of One of Norman's Busiest Streets
- 2.5 Mile South of Highway 9
- 3.5 Miles from The University of Oklahoma

DEMOGRAPHICS



POPULATION

1 MILE: 6,800
3 MILES: 41,327
5 MILES: 89,709



AVERAGE HOUSEHOLD INCOME

1 MILE: \$83,773
3 MILES: \$71,153
5 MILES: \$75,927



TOTAL HOUSEHOLDS

1 MILE: 2,842
3 MILES: 16,649
5 MILES: 35,184



2.5 MILES FROM HIGHWAY 9
5.5 MILES FROM I-35

4090 CLASSEN BOULEVARD - WATER & SEWER MAP

