

3010 N CLASSEN BLVD, OKLAHOMA CITY, OK 73106



OFFERING SUMMARY

Sale Price:	\$449,000
For Lease:	\$20.75MG
Building Size:	2,297 SF
Lot Size:	9,000 SF
Number of Units:	1
Price / SF:	\$195.47
Year Built:	1919

PROPERTY OVERVIEW

Location, Location! Discover the potential of this 2,297 SF standalone building in a , offering a rare opportunity for conversion into an office, restaurant, or retail space. Great visibility and onsite parking!
FOR SALE or LEASE

PROPERTY HIGHLIGHTS

- 2,297 SF office building in The Uptown and Asian District
- Prime Oklahoma City location
- Ideal for office, retail, or restaurant use
- Great visibility with high traffic counts
- Close access to I-44
- Quick drive to the Courthouse and Downtown OKC
- Surrounded by several, popular local restaurants
- FOR SALE or LEASE

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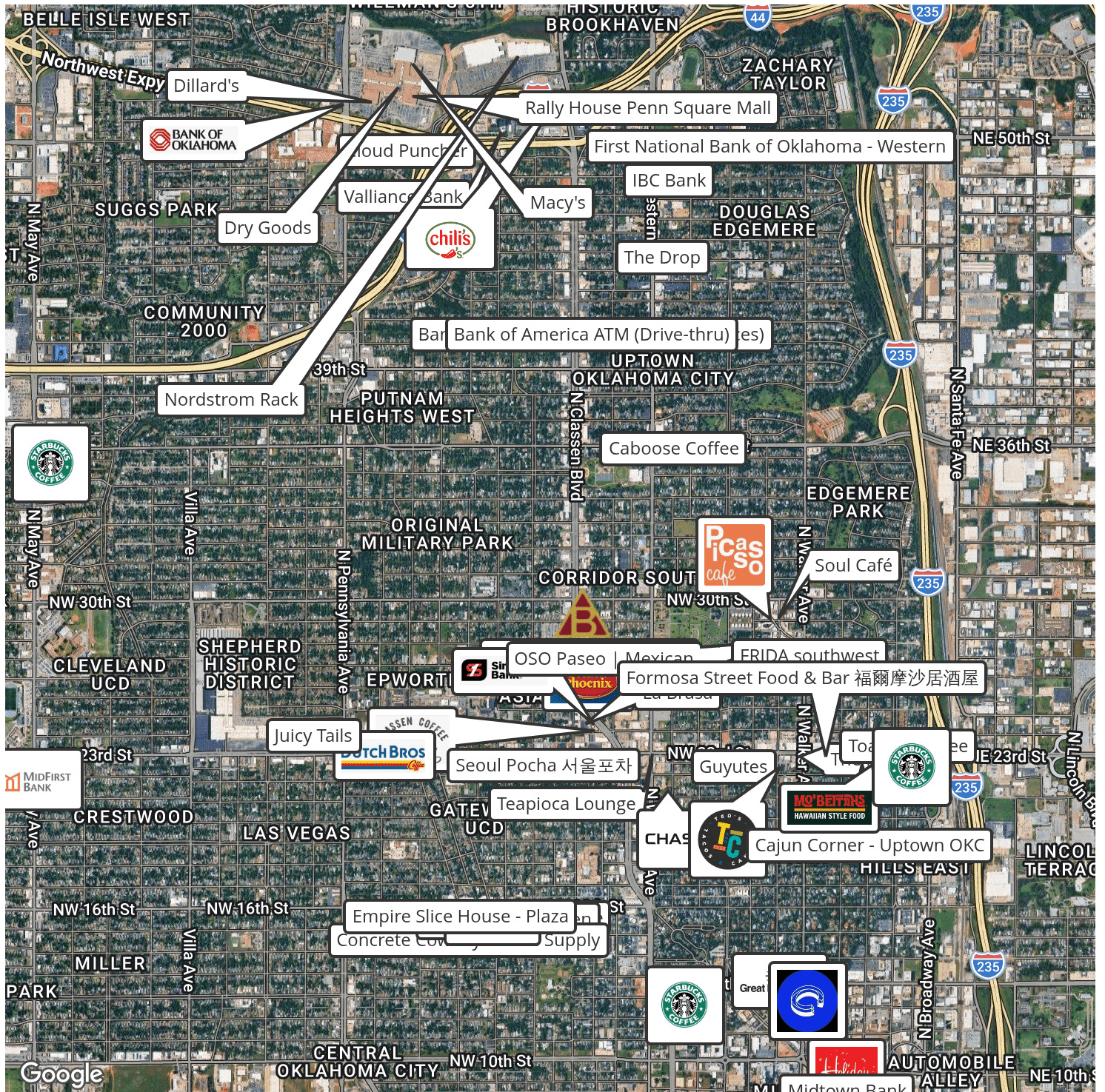
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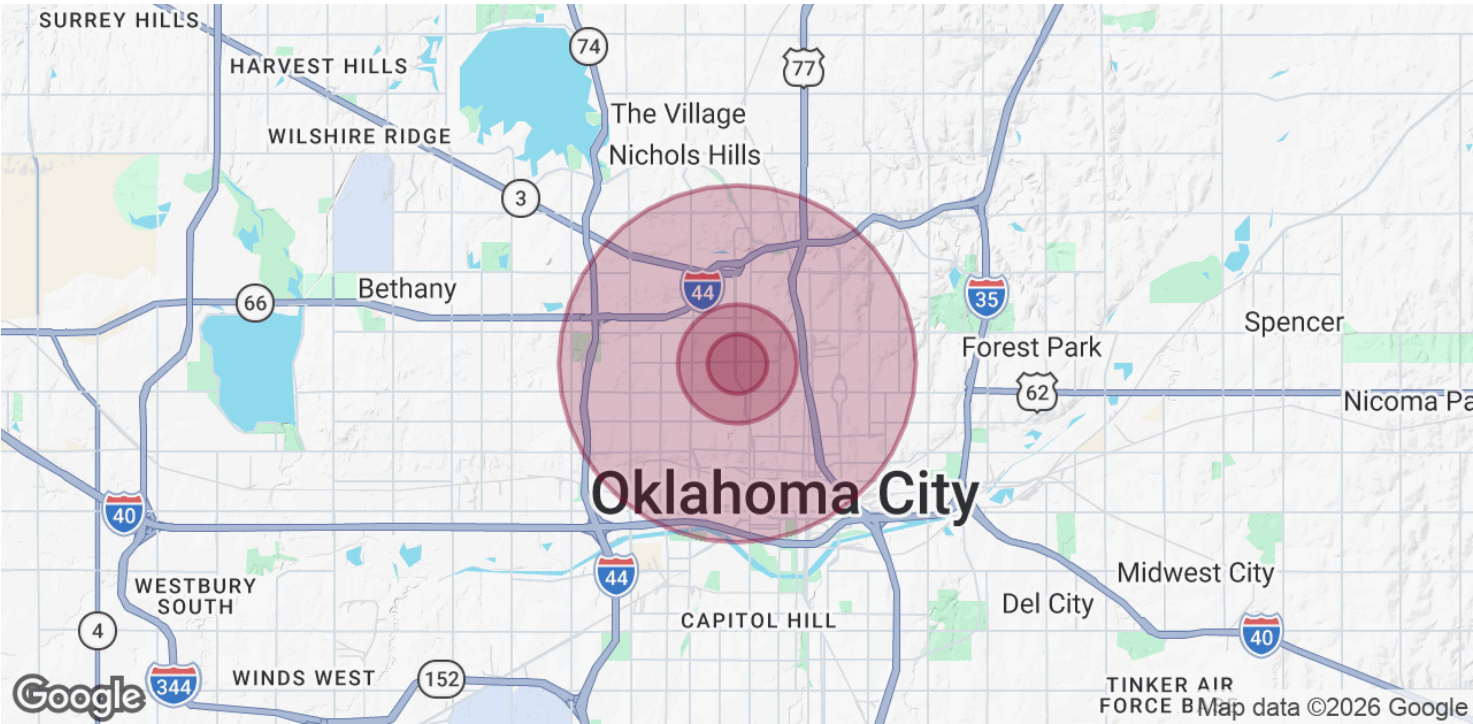
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	3,530	15,989	86,262
Average Age	33.7	33.0	36.2
Average Age (Male)	36.0	33.0	36.9
Average Age (Female)	33.9	33.8	35.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,683	7,353	41,106
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$64,854	\$97,787	\$87,049
Average House Value	\$228,041	\$318,672	\$255,891

TRAFFIC COUNT	
Traffic Count	~16,000/day
2023 American Community Survey (ACS)	