

# EMPIRE PLAZA RETAIL CENTER

FOR LEASE

3040 S. Classen Blvd.  
Norman, OK 73071



## OFFERING SUMMARY

Lease Rate: \$17/psf + NNN

NNN Rate: \$4/psf

Total Available: 3,000 sf

Year Built: 2008

Building Size: 12,000 sf

Lot Size: 1.87 acres

Zoning: C-2 Commercial

Market: Norman

Traffic Counts: 21,067 North Hwy 77  
18,662 South Hwy 77  
32,800 West Hwy 9  
15,200 East Hwy 9

Minimum Divisible: 1500 sf

## PROPERTY OVERVIEW

**EMPIRE PLAZA** has two (2) 1500 sf units available! Both Units are combined as one large 3,000 sf space, but can be divided. Located at Hwy 9 & Hwy 77, the area is exploding with new growth. Retailers in the area include: *Life Church, Taco Bell, Buffalo Wild Wings,, McDonalds, Super Wal-Mart, Starbucks, Domino's Pizza, Subway, Circle-K.* An abundance of apartment complexes, residential homes and large companies in the immediate area make the traffic counts extremely impressive. Make Empire Plaza the home for your new business today!

## LOCATION OVERVIEW

**EMPIRE PLAZA** is located just south of the intersection of Hwy 9 and Hwy 77 in Norman, Oklahoma. It is one (1) mile from the University of Oklahoma campus and 2 miles north of Noble, Oklahoma.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	5,064	29,708	52,183
Total Population	12,049	72,505	125,631
Average HH Income	\$80,712	\$74,849	\$74,773

## CONTACT:

SCOTT HEIPLE, CCIM | OWNER – MANAGING BROKER  
HCB COMMERCIAL REAL ESTATE CO., LLC  
P.O. BOX 639 NORMAN, OK 73070  
(405) 473-7653 | [scott.heiple@yahoo.com](mailto:scott.heiple@yahoo.com)



# EMPIRE PLAZA

## Area Pictures



### CONTACT:

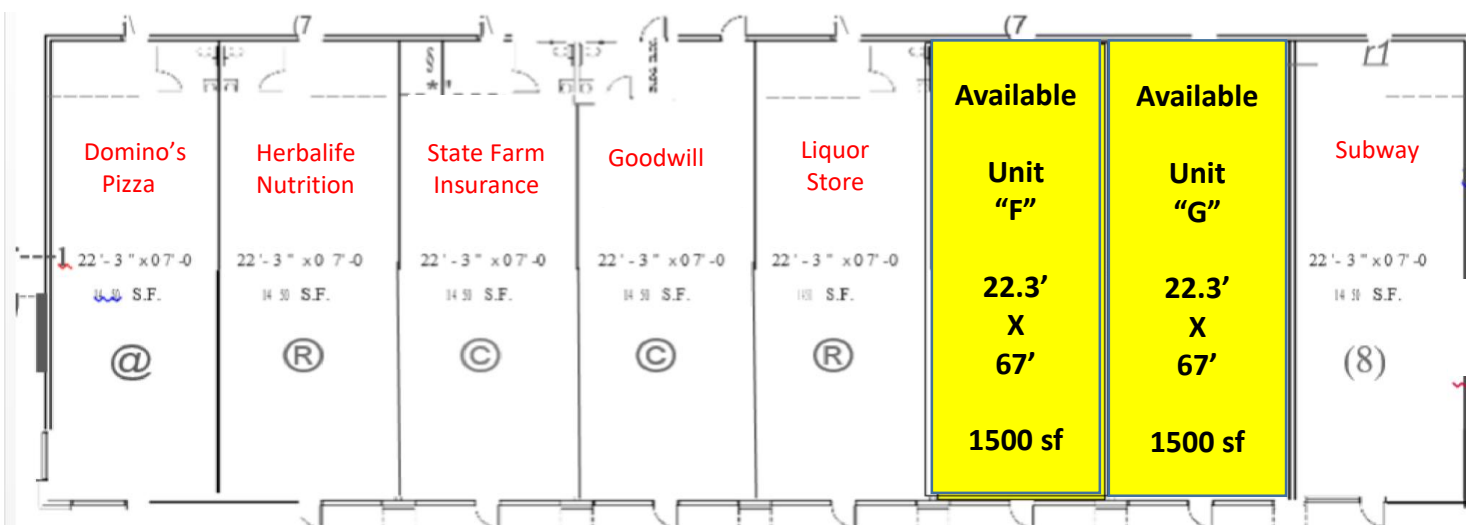
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## Floor Plan and Site Map



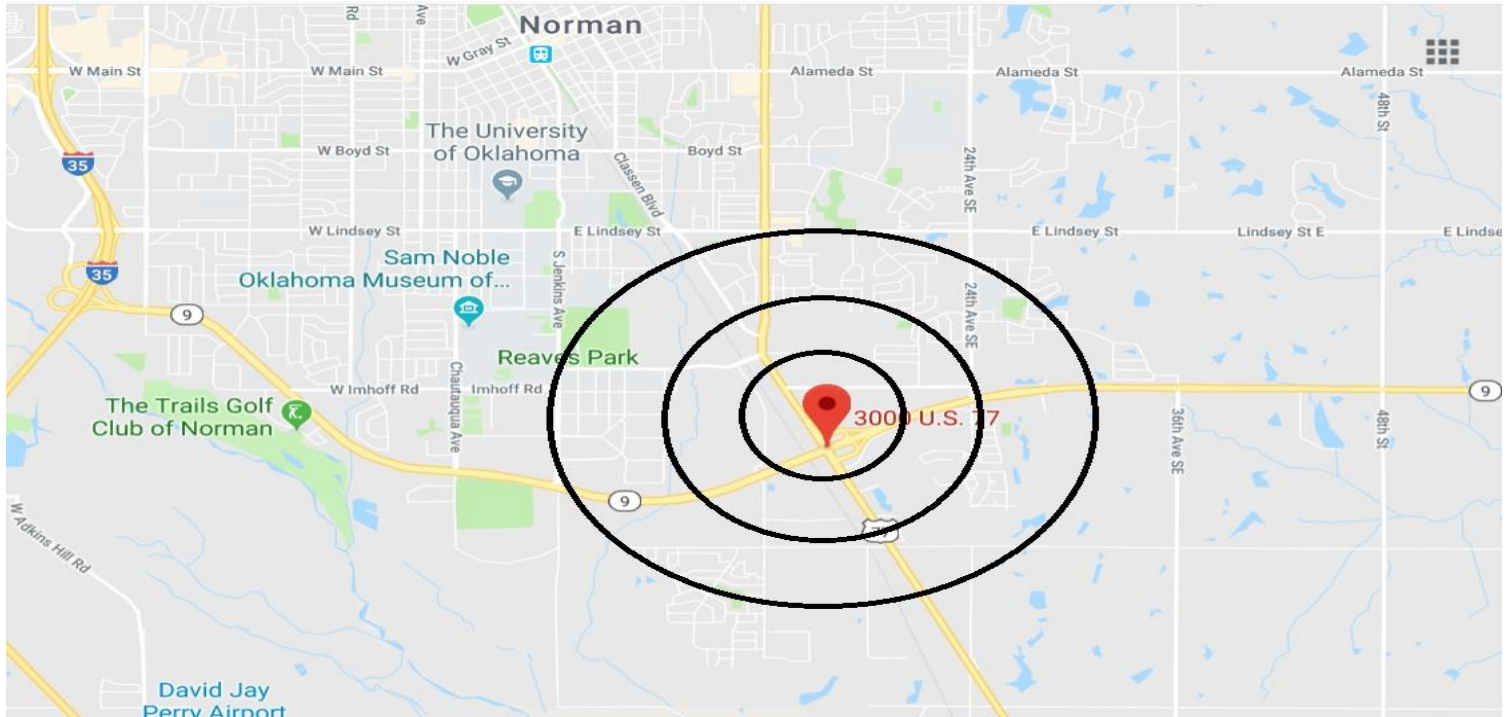
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## Demographics



### POPULATION

	1 Mile	3 Miles	5 Miles
Total population	12,049	72,505	125,631
Median age	26.1	31.0	39.9
Median age (male)	26.2	33.2	38.8
Median age (Female)	26.8	32.2	39.6

### HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
Total households	5,064	29,708	52,183
# of persons per HH	2.4	2.4	2.4
Average HH income	\$80,712	\$74,849	\$74,773
Average house value	\$164,95	\$187,66	\$174,99

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