

Empire Plaza

FOR LEASE

Empire Plaza

3040 S. Classen Blvd., Norman, OK 73069

EMPIRE PLAZA RETAIL CENTER



Property Size

AVAILABLE:	1,500 SF
Total Building Size :	12,000 sq. ft.
Cross Streets:	Hwy 9 – Hwy77
Traffic Count:	19,565/vpd
CAM:	\$4/PSF

LEASE RATE: \$17 + NNN

Property Highlights

- *National Tenants in area include: Taco Bell, Buffalo Wild Wings, McDonalds, Super Wal-Mart, Circle K, Subway and Starbucks.*
- *Close to OU Campus – Wal-Mart*
- *Owner will not consider any restaurants or food or vape or CBD or MM Dispensaries.*



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Demographics (2010 Census: 1:3 Mile Radius)

	<u>1 Mile:</u>	<u>3 Mile:</u>
Total Population	6,477	53,371
Total Households	2,721	20,871
Median HH Income	\$27,289	\$34,439
Per Capita Income	\$17,306	\$20,997
Median Age	24.0	25.0
# of Persons Per HH	2.38	2.77
Female Population	52.8%	49.8%
Male Population	47.2%	50.2%

Lease Information

Size:	3,000 sf
Base rate:	\$17/FT.
NNN:	\$4.00//FT. (estimated 2018)
Unit Dimensions	46' (w) X 65' (d)
Lease Type:	NNN
Tenant Improvement Allowance:	Negotiable
Utilities:	Tenant Pays
Required Signage:	Raise Back-Lit Individual Letters
Parking:	Ample



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Maps & Aerial Photos



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