



## Classen Plaza Shops 3501 N. Classen

Oklahoma City, Oklahoma 73118

### PROPERTY HIGHLIGHTS

- 100% Fully Leased Shopping Center
- 7 Leased Space Parallel to Street
- Well Maintained
- Futhermost North Shopping Center
- Before Classen Traffic Circle
- NOI: \$87,079.96
- Cap Rate: 7%



TOTAL SF	15,147 SF MOL
ZONING	C-3
GENERAL USE	Retail

For more information:

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3501 N. Classen  
Oklahoma City, OK 73118

N.W. 34th Street

Traffic Count: 18,479 CPD

Traffic Count: 26,316 CPD

Classen Avenue

SITE

N.W. 23rd Street

## LOCATION HIGHLIGHTS

- Dimension: 230' x 158'
- Frontage: 230' on Classen
- Central Business District Along Classen
- Surrounded by Numerous Offices & Other Retail Businesses

