

CLASSEN DESIGN CENTER | BASEMENT OPPORTUNITY

7010 N CLASSEN BLVD, OKC, OK 73116



## EV ERNST

Retail Specialist  
ernst@priceedwards.com  
O: 405.843.7474

Lease Rate  
Negotiable



## PROPERTY DESCRIPTION

"Unique opportunity for a restaurant/bar or speakeasy concept below the Classen Design Center.

Landlord began a build out for a speakeasy concept, plans attached to the flyer. Space features elevator access for ADA requirements."

The Red Door is the entrance to this amazing space.

## OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Available SF - Basement:</b>	3,500 SF
<b>Lot Size:</b>	0.95 Acres
<b>Building Size:</b>	13,500 SF

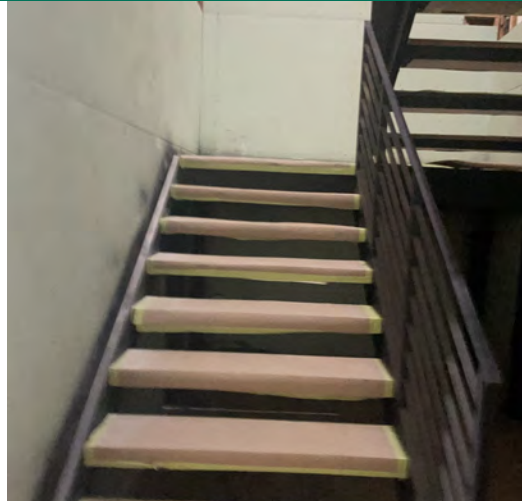
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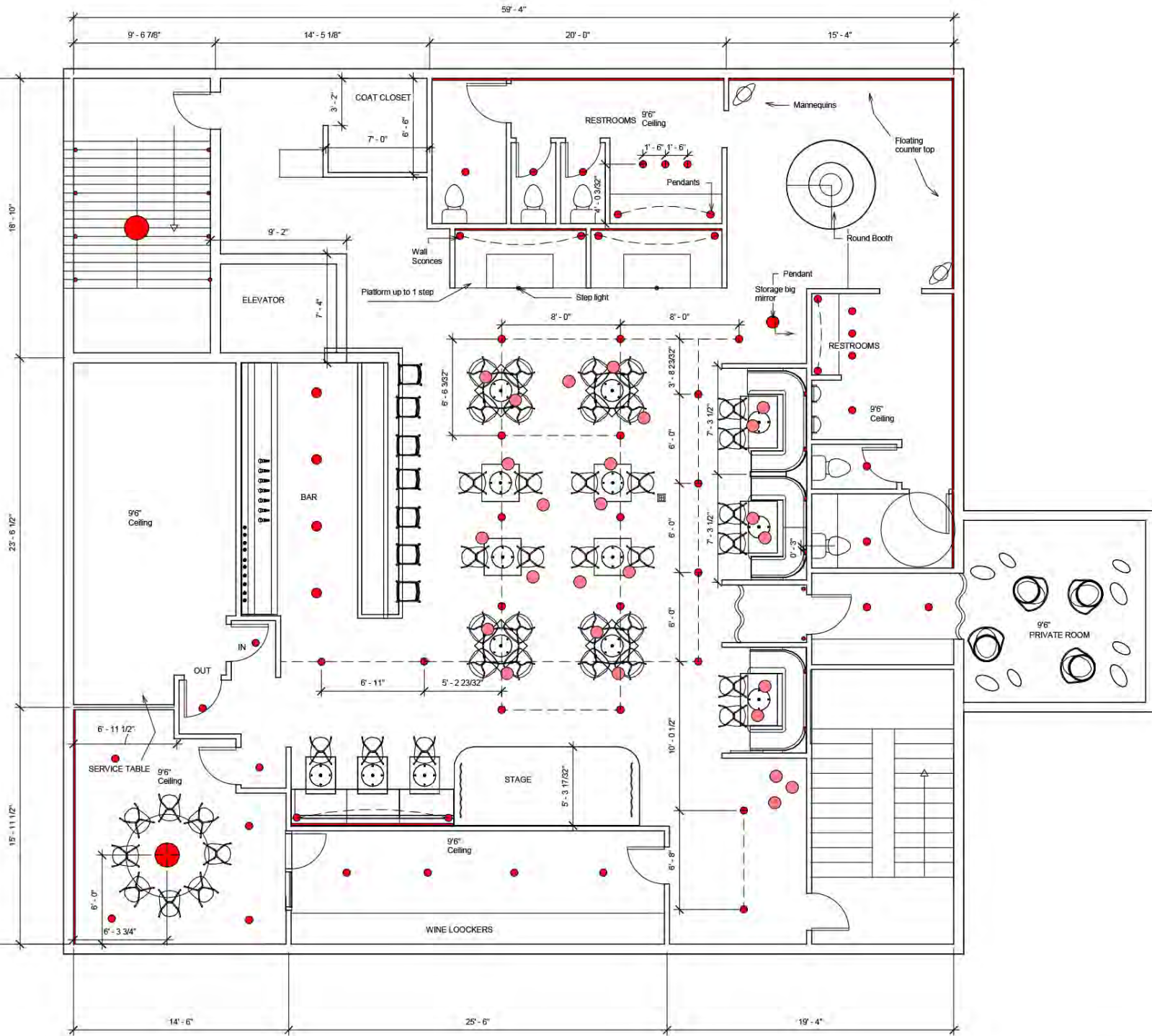
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CONCEPTUAL FLOOR PLAN FOR SPEAKEASY

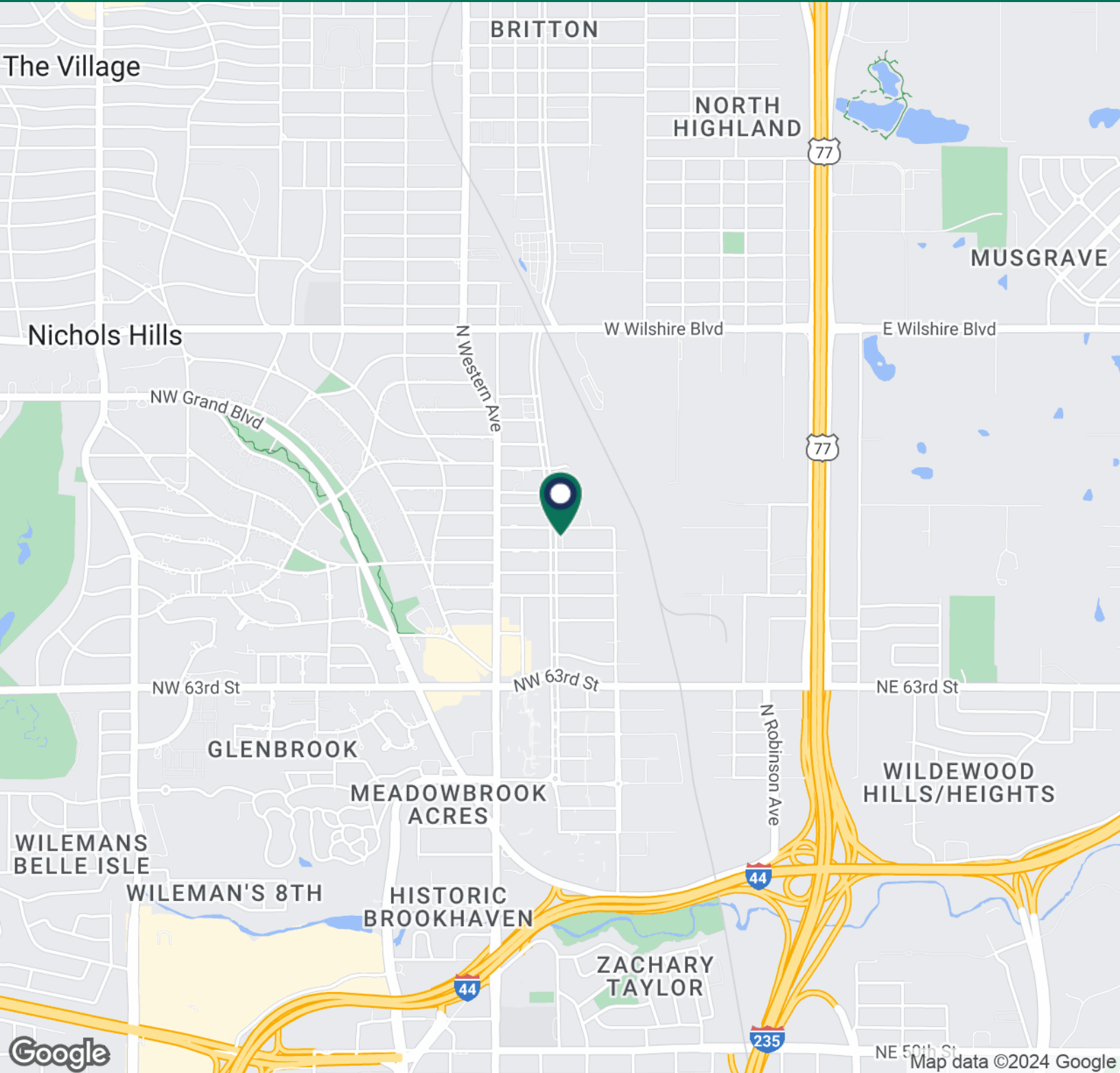
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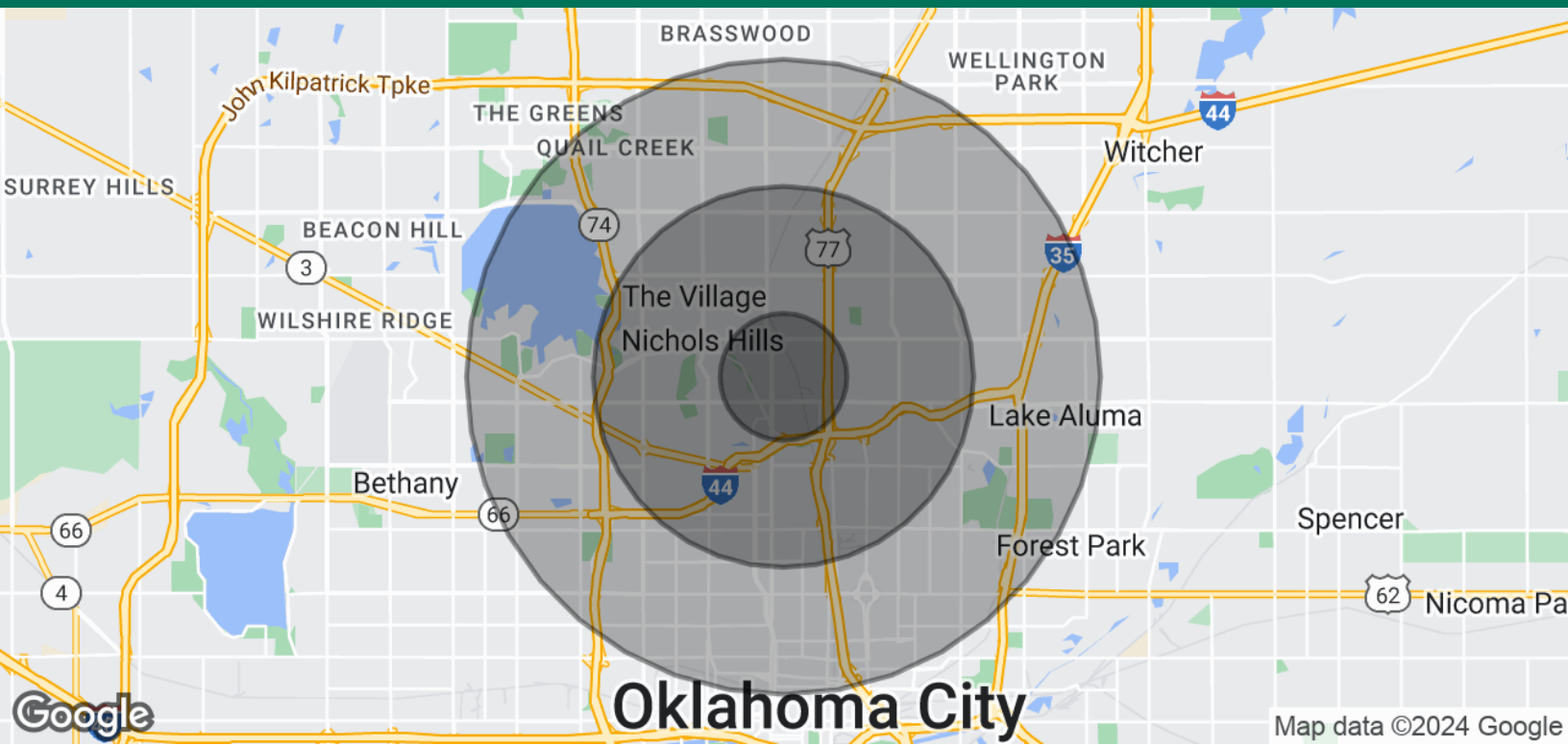
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,678	66,094	177,350
Average Age	37.8	37.3	36.3
Average Age (Male)	36.5	36.9	35.5
Average Age (Female)	35.7	37.8	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,292	34,174	89,811
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$140,650	\$78,289	\$65,689
Average House Value	\$331,849	\$209,546	\$164,832

\* Demographic data derived from 2020 ACS - US Census

01052024

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