

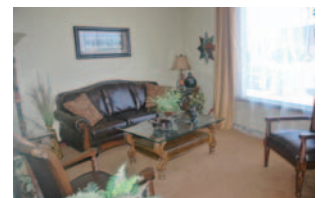


6632 N.W. 39th Expressway

Bethany, Oklahoma 73008

PROPERTY HIGHLIGHTS

- 57' of Frontage on 39th Expressway
- Ample Curbside Parking
- High Visibility
- Great Retail Location
- Current Use 3,635 SF MOL Built Out as Class "A" Office Space with Crown Molding & Plush Carpeting, Plus 3,500 SF MOL of Additional Office or Retail Space
- Kitchenette
- Male & Female ADA Restrooms
- Private Restroom in Back by Executive Office
- 2 Conference Rooms
- Multiple Offices
- 4 Parking Spaces in Back of Building



TOTAL SF	7,125 SF MOL
ZONING	CBD
LAND IN ACRES	0.1840 MOL
GENERAL USE	Retail/Office
TAXES	\$3,399.20

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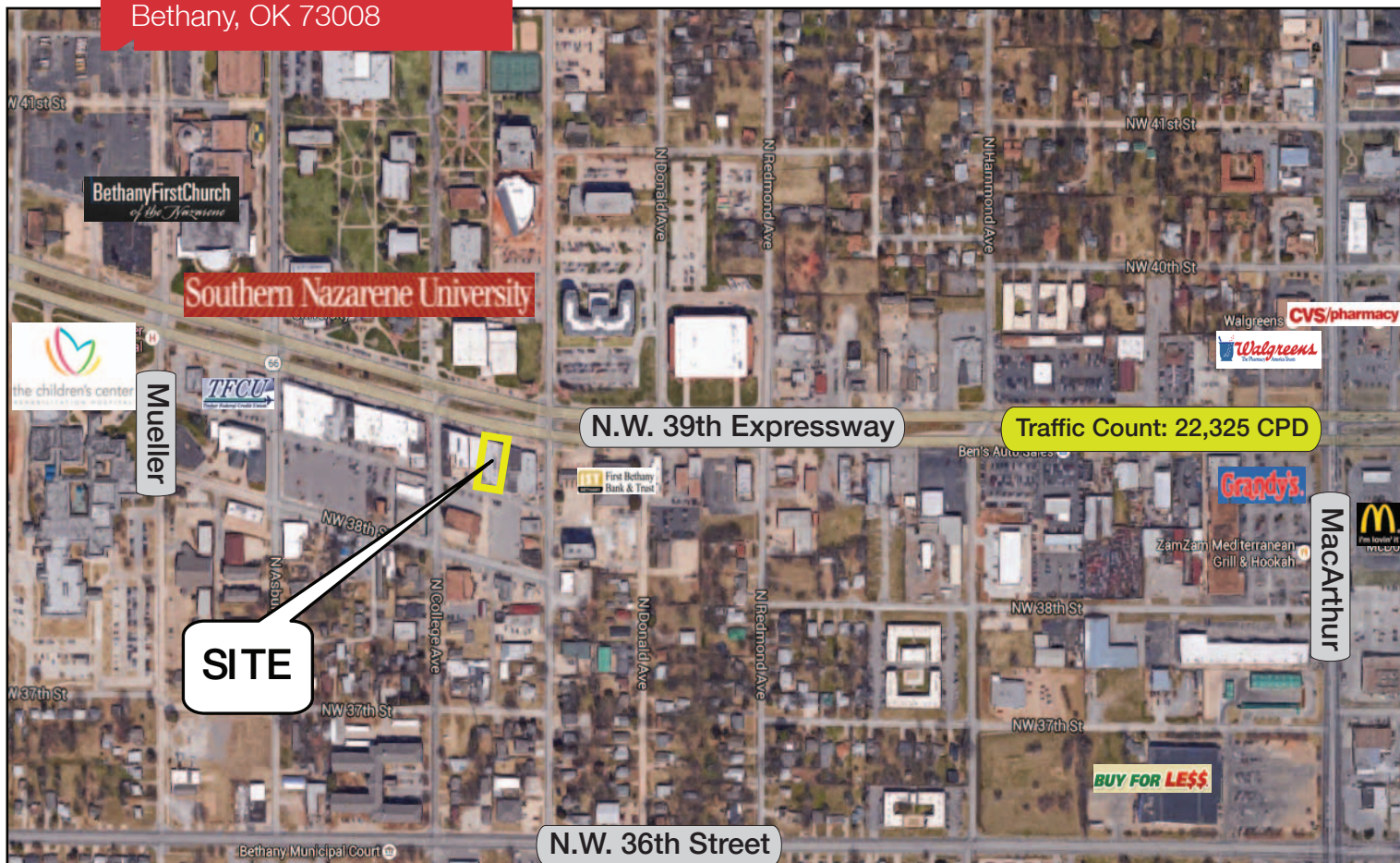
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DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
13,147	95,137	186,580

Average Household Income

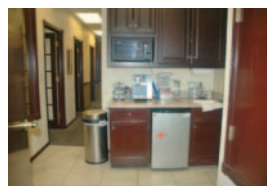
1 Mile:	3 Mile:	5 Mile:
\$39,015	\$39,243	\$43,753

Total Households

1 Mile:	3 Mile:	5 Mile:
5,118	39,411	78,678

LOCATION HIGHLIGHTS

- Dimensions: 134' x 57'
- Located Across the Street from Southern Nazarene University with 1,656 Undergraduates & 454 Postgraduates
- Located in Downtown Bethany
- On Historic Route 66



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