

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	7,208 SF
Available SF:	7,208 SF
Lot Size:	19,650 SF
Price / SF:	\$104.05
Year Built:	1970
Zoning:	C-G

PROPERTY OVERVIEW

High-visibility commercial property available for sale or lease along the busy 39th Expressway in Bethany, OK. This well-maintained site offers excellent exposure, convenient access, and ample parking, making it ideal for a wide range of general commercial uses. Perfect for retail, office, or service-oriented businesses seeking a strong presence in a high-traffic corridor. An outstanding opportunity for an owner-user or investor in a prime location.

Zoned G-C; automotive-related uses are not permitted.

SPACES	LEASE RATE	SPACE SIZE
6416 NW 39th Expy	\$11.98 SF/yr	7,208 SF

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TYLER HUXLEY

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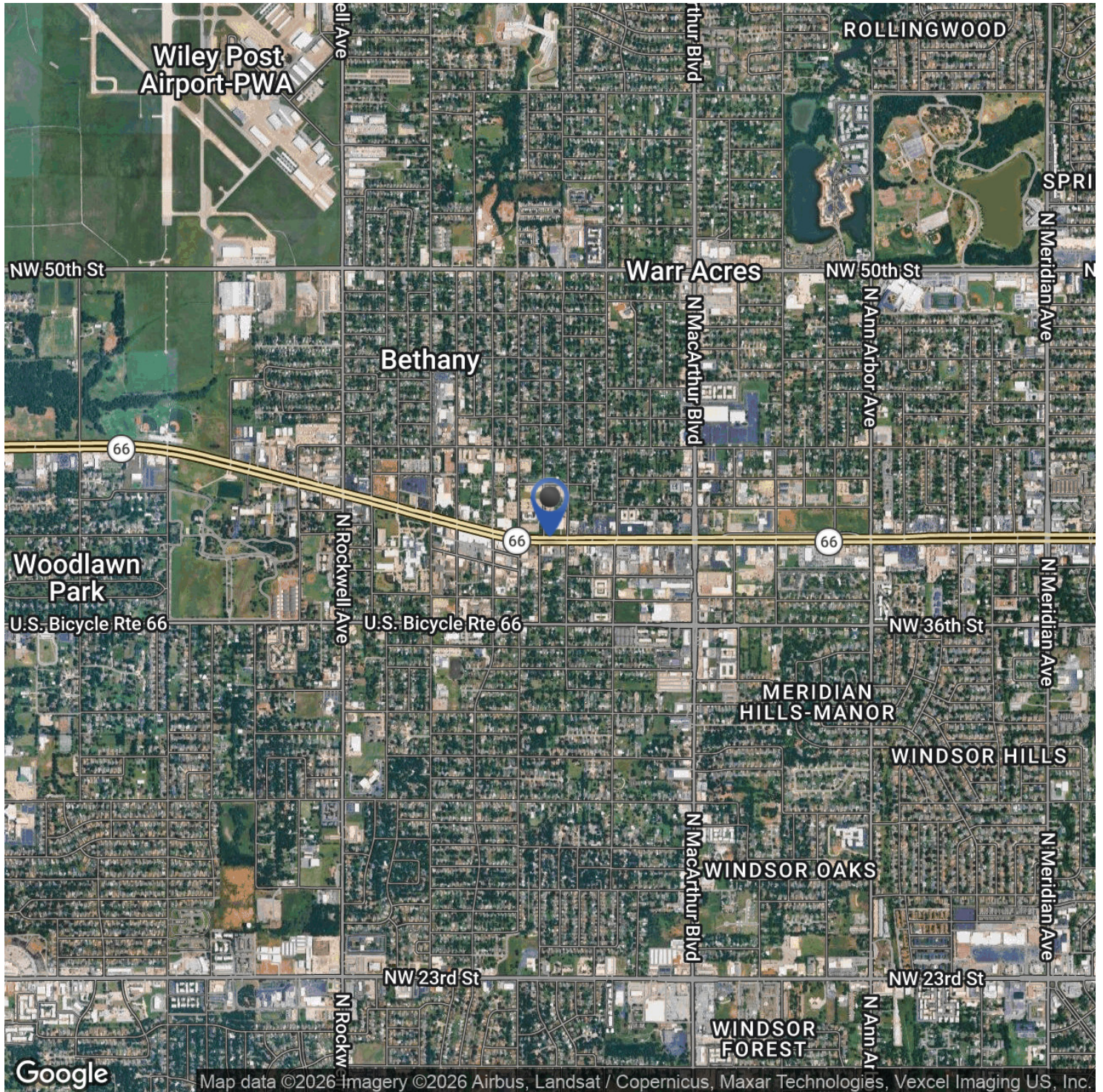
ADDITIONAL PHOTOS



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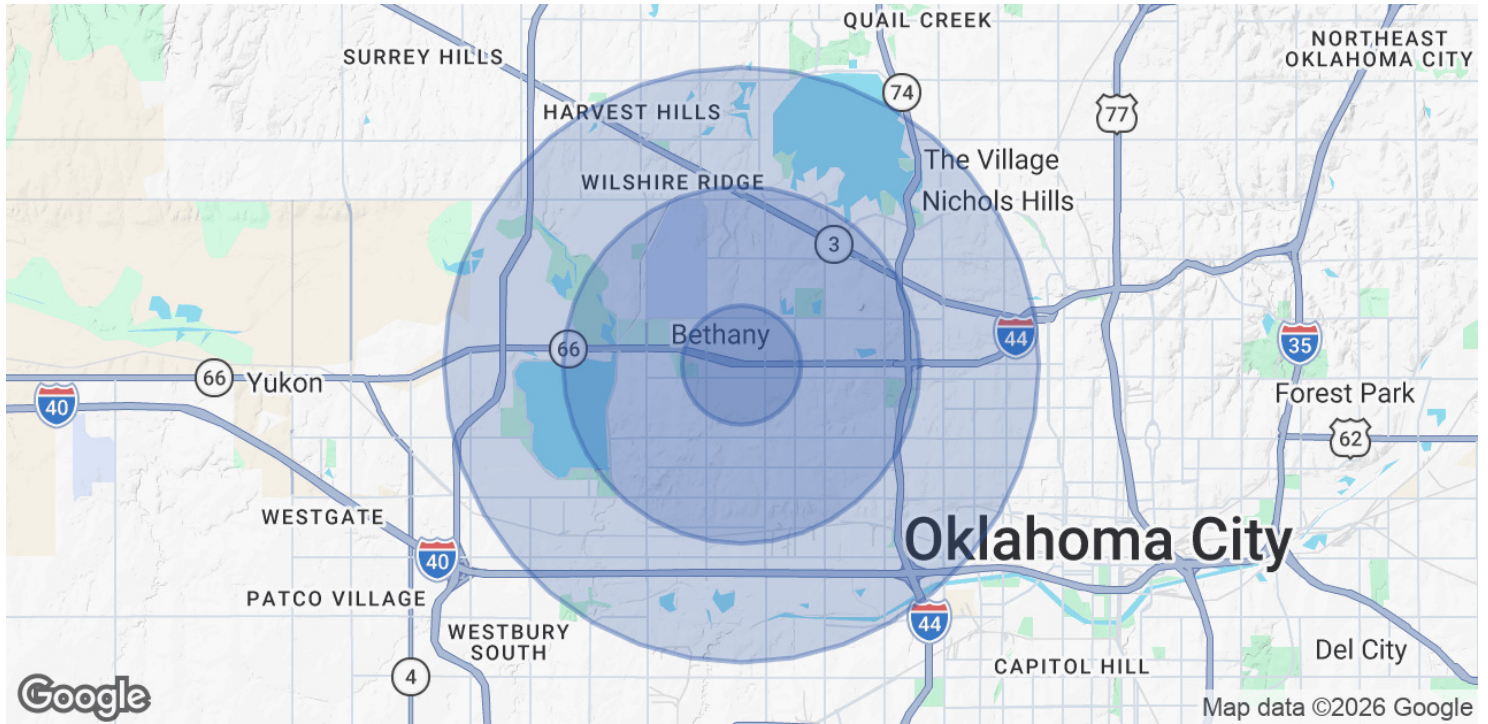
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,510	94,297	197,640
Average Age	37	38	39
Average Age (Male)	35	36	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,672	37,738	81,972
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$65,335	\$67,192	\$78,468
Average House Value	\$211,964	\$194,880	\$236,568

Demographics data derived from AlphaMap

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