

PRICE REDUCED!



8001 N.W. 39th Expressway

Bethany, Oklahoma 73008

PROPERTY HIGHLIGHTS

- High Traffic Retail Corner
- Additional 640 SF Car Wash Building
- On Historic Route 66
- Operate as a Convenience Store or New Fast Food



| | |
|---------------|--------------|
| TOTAL SF | 1,152 SF MOL |
| LAND IN ACRES | 0.55 MOL |
| ZONING | C-G Bethany |
| GENERAL USE | Retail |
| 2016 TAXES | \$2,968 |

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DEMOGRAPHICS

| Population | | |
|--------------------------|---------------------|---------------------|
| 1 Mile: 3,022 | 3 Mile: 63,548 | 5 Mile: 144,817 |
| Average Household Income | | |
| 1 Mile: \$58,771 | 3 Mile: \$46,010 | 5 Mile: \$46,699 |
| Total Households | | |
| 1 Mile: 1,260 | 3 Mile: 26,439 | 5 Mile: 61,589 |

LOCATION HIGHLIGHTS

- Dimensions: 145' x 168'
- 145' Frontage on N.W. 39th Expressway
- Next to Lake Overholser
- 1 Mile to Wiley Post Airport
- Convenient Location Close to Yukon
- Retail Development in the Area

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