



3640 N. Rockwell Avenue

Bethany, Oklahoma 73008

PROPERTY HIGHLIGHTS

- Newly Vacant Convenience Store
- High Visibility Corner
- Tons of Traffic at N.W. 36th Street & Rockwell
- Building in Great Condition
- Tanks & Mechanical Good Condition
- Great Location for Convenience Store or Fast Food



TOTAL SF	2,728 SF MOL
LAND IN ACRES	0.6198 MOL
ZONING	C-G Community General
GENERAL USE	Retail
TAXES	\$4,812

www.naisullivangroup.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Darryl Meason

Cell: 1 405 205 9440

darryl@naisullivangroup.com

4045 N.W. 64th Street, Suite 340

Oklahoma City, Oklahoma 73116

Office: 1 405 840 0600

Fax: 1 405 840 0610

3640 N. Rockwell Avenue
Bethany, OK 73008



DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
12,062	81,056	155,409

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$35,557	\$37,002	\$38,165

Total Households

1 Mile:	3 Mile:	5 Mile:
4,758	34,814	67,689

LOCATION HIGHLIGHTS

- Frontage: 167' on Rockwell Avenue
- Dimensions: 167' x 187'



Darryl Meason

Cell: 1 405 205 9440

darryl@naisullivangroup.com

www.naisullivangroup.com

NASullivan Group

4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600
Fax: 1 405 840 0610