

3909 NORTH PENIEL AVENUE

BETHANY, OK 73008



## PROPERTY DESCRIPTION

Modified Gross Lease, Tenant pays utilities, janitorial and CAM reimbursement for mowing and exterior maintenance

## LOCATION DESCRIPTION

Located just off the "Mother Road" of US Highway Route 66 and 1/2 block south of the Southern Nazarene University Campus, this residence converted to office is a prime location for a small business. This location is about 10 miles west of Downtown Oklahoma City, The community of Warr Acres bounds the east and Lake Overholser and the Stinchcomb Wildlife Refuge to the west.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$12.00 SF/yr (MG)
<b>Available SF:</b>	1,000 SF
<b>Lot Size:</b>	3,920 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	265	1,204	4,784
<b>Total Population</b>	582	2,827	10,959
<b>Average HH Income</b>	\$46,867	\$49,626	\$48,724

### C. DEREK JAMES

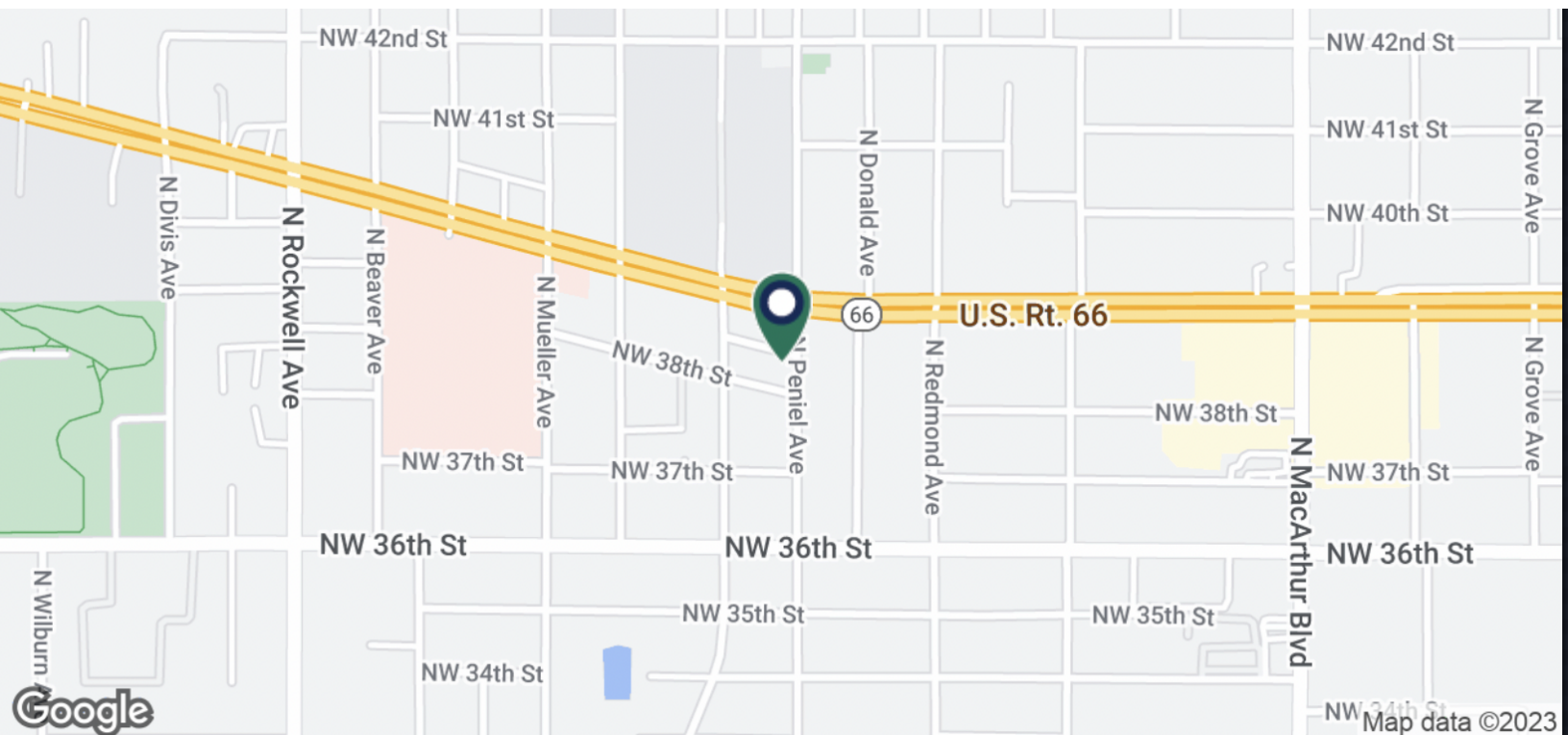
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