

COUNCIL ROAD PLAZA

8278 NW 39th Expressway, Bethany, OK 73008



RETAIL SPACE NOW AVAILABLE

Available SF:	3,750 SF
Lease Rate:	Negotiable
Lot Size:	1.72 Acres
Building Size:	10,000 SF
Year Built:	1997
Market:	Northwest

PROPERTY OVERVIEW

Convenience Store/Liquor Store – FOR LEASE
Price Per square Feet – Negotiable
Inventory is FOR SALE and can be included in lease cost.
Pumps are closed

Council Road Plaza is a strategically positioned Retail Center in a rapidly developing and densely populated area with projected growth. This center consists of long term stable tenants.

New roof has been installed within the past few years, updates have been made to the exterior and interior of some of the suites as well. Great opportunity for an owner/user or option for redevelopment.

Well established area with strong demographics, great traffic counts as well as ideal visibility to major intersection of NW 39th and Council.

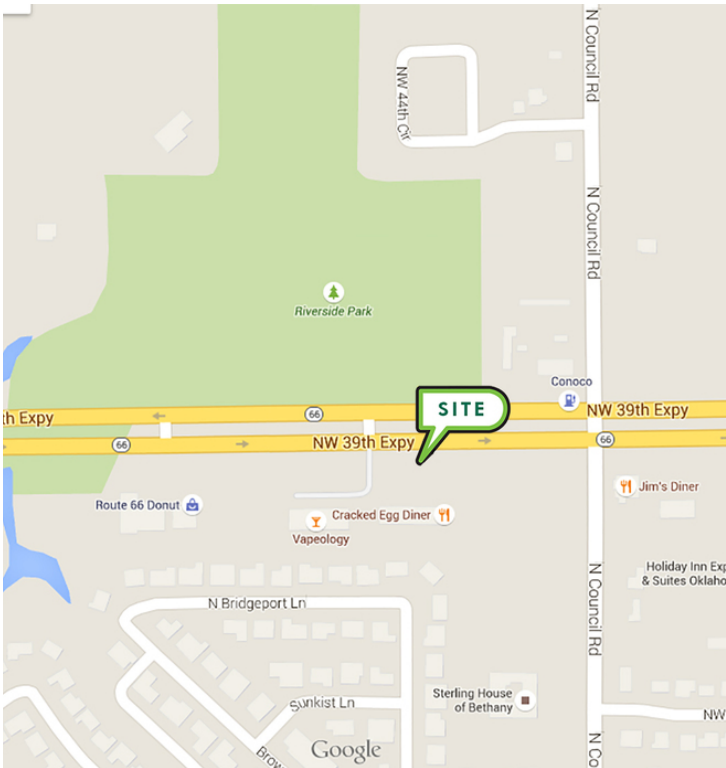
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	474,993
Population Density	474,993
Median Age	35.3
Median Age (Male)	34.3
Median Age (Female)	36.4
Total Households	192,839
# of Persons Per HH	2.5
Average HH Income	\$62,233
Average House Value	\$162,664

TRAFFIC COUNTS (per ACOG)

Council Rd	north	16,965
Council Rd	south	18,547
NW 39th Expwy	east	17,400
NW 39th Expwy	west	18,902

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