



## OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	10,000 SF
Lot Size:	1.72 Acres
Cap Rate:	8.0%
NOI:	\$96,735
Year Built:	1997
Market:	Northwest

## PROPERTY OVERVIEW

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.

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

Confidentiality agreement is required  
All financials will be provided upon receiving an NDA.

## PROPERTY HIGHLIGHTS

- NNNs passed through, room for rental increases
- Long term tenants - pay on time, low maintenance property
- One vacancy - former convenience store
- Pumps are being removed and gas lines are capped off

**ROSHA WOOD**  
405.239.1219  
rwood@priceedwards.com  
priceedwards.com

# Council Road Plaza

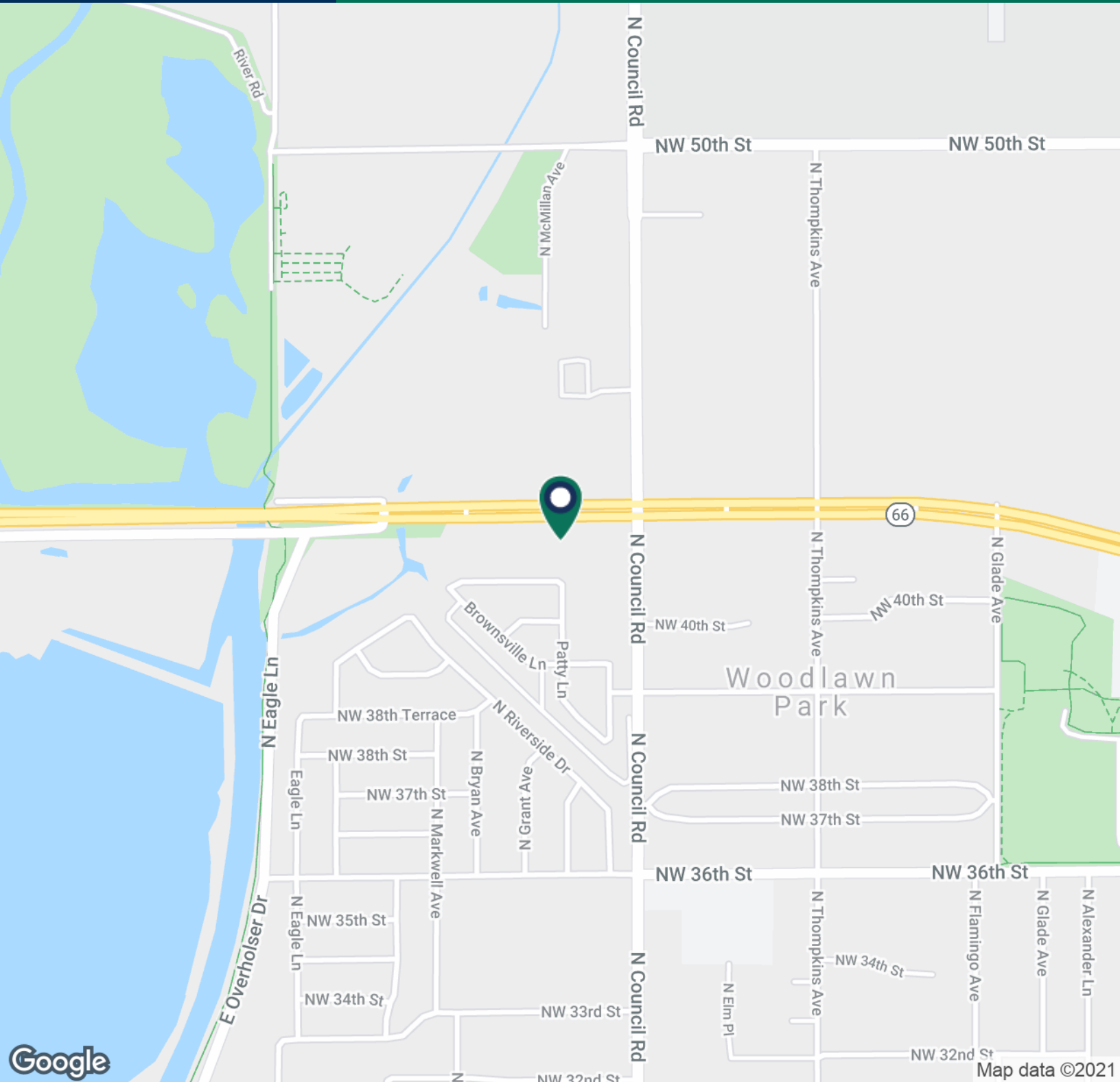
8278 NW 39th Expressway, Bethany, OK 73008



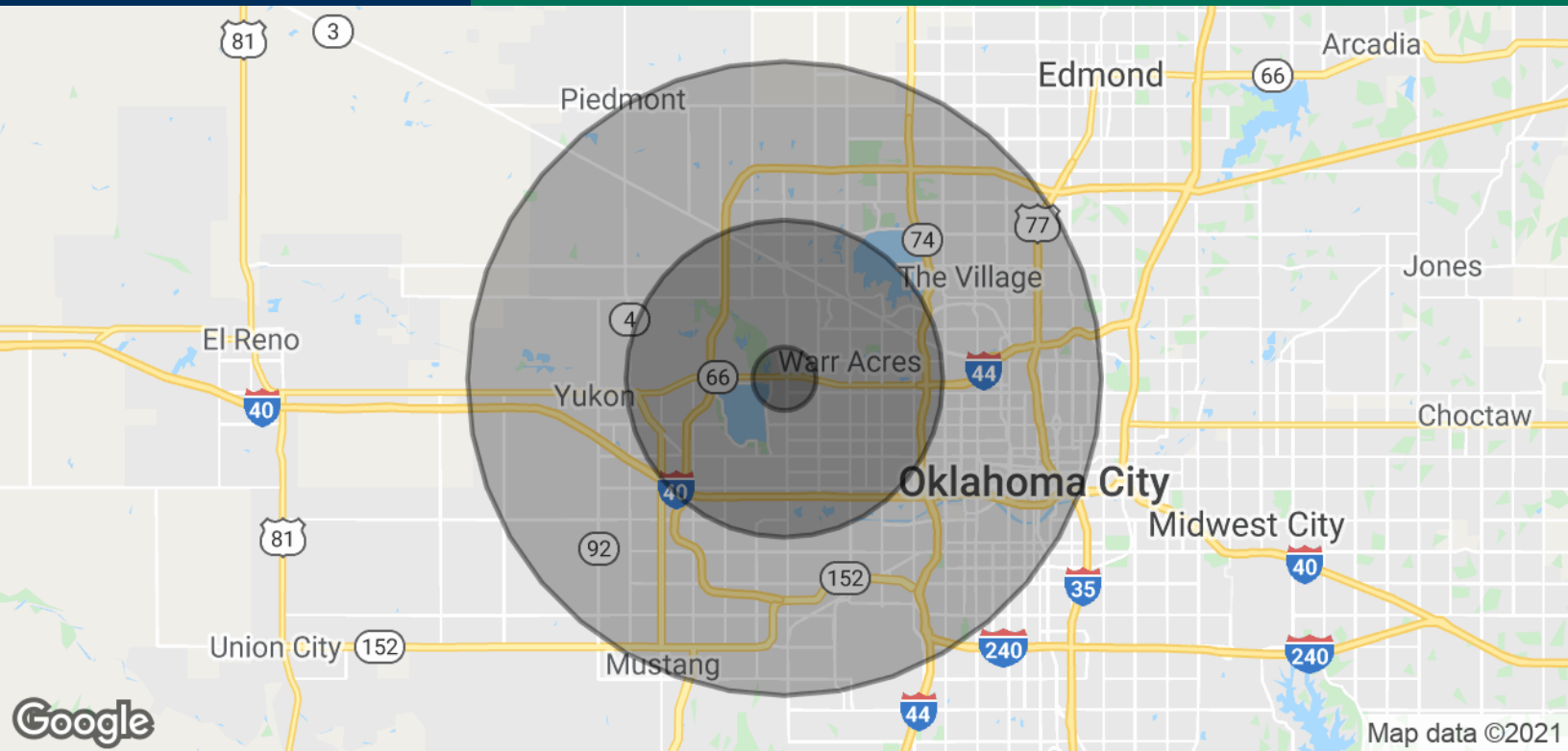
**ROSHA WOOD**  
405.239.1219  
rwood@priceedwards.com  
priceedwards.com

# Council Road Plaza

8278 NW 39th Expressway, Bethany, OK 73008



**ROSHA WOOD**  
405.239.1219  
rwood@priceedwards.com  
priceedwards.com



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	3,926	159,915	468,798
Average age	47.7	36.1	35.4
Average age (Male)	46.7	35.4	34.3
Average age (Female)	50.9	37.3	36.4

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,650	64,038	190,664
# of persons per HH	2.4	2.5	2.5
Average HH income	\$57,935	\$56,327	\$62,089
Average house value		\$131,418	\$160,338

\* Demographic data derived from 2010 US Census

**TRAFFIC COUNTS**

Council Rd	north	south	20,000   18,930
NW 39th Expwy	east	west	17,400   18,902

**ROSHA WOOD**  
405.239.1219  
rwood@pricedwards.com  
pricedwards.com