

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	7,208 SF
Available SF:	7,208 SF
Lot Size:	19,650 SF
Price / SF:	\$117.92
Year Built:	1970
Zoning:	C-G

PROPERTY OVERVIEW

Prime auto and tire shop available for sale or lease on the high-traffic 39th Expressway in Bethany, OK. This well-maintained property offers excellent visibility, easy access, and ample parking. Ideally set up for an auto repair, mechanic, or tire business. A great opportunity for an owner-operator or investor in a prime commercial corridor.

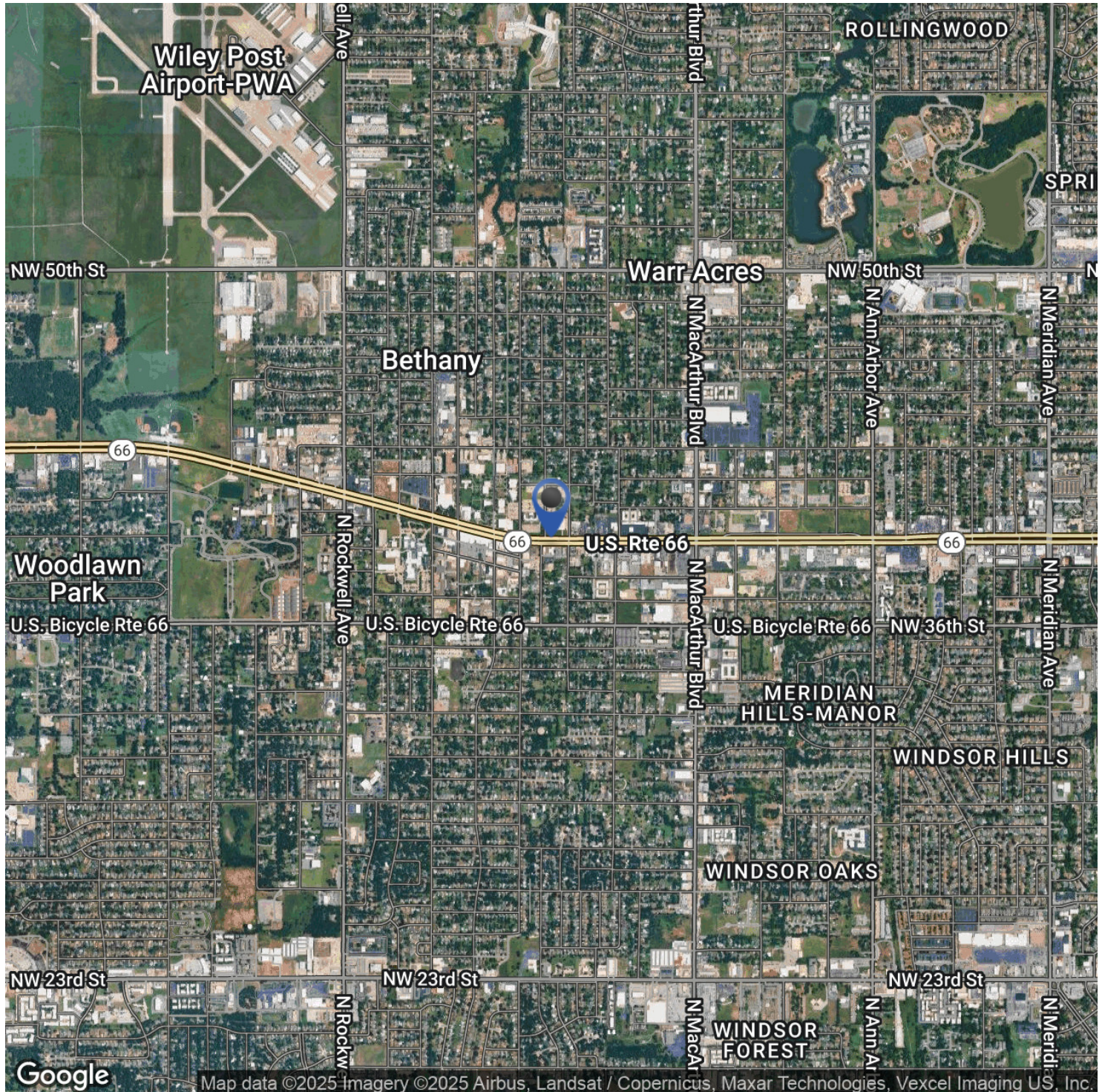
SPACES	LEASE RATE	SPACE SIZE
6416 NW 39th Expy	\$11.98 SF/yr	7,208 SF

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

6416 NW 39TH EXPY
6416 NW 39TH EXPY | BETHANY, OK 73008

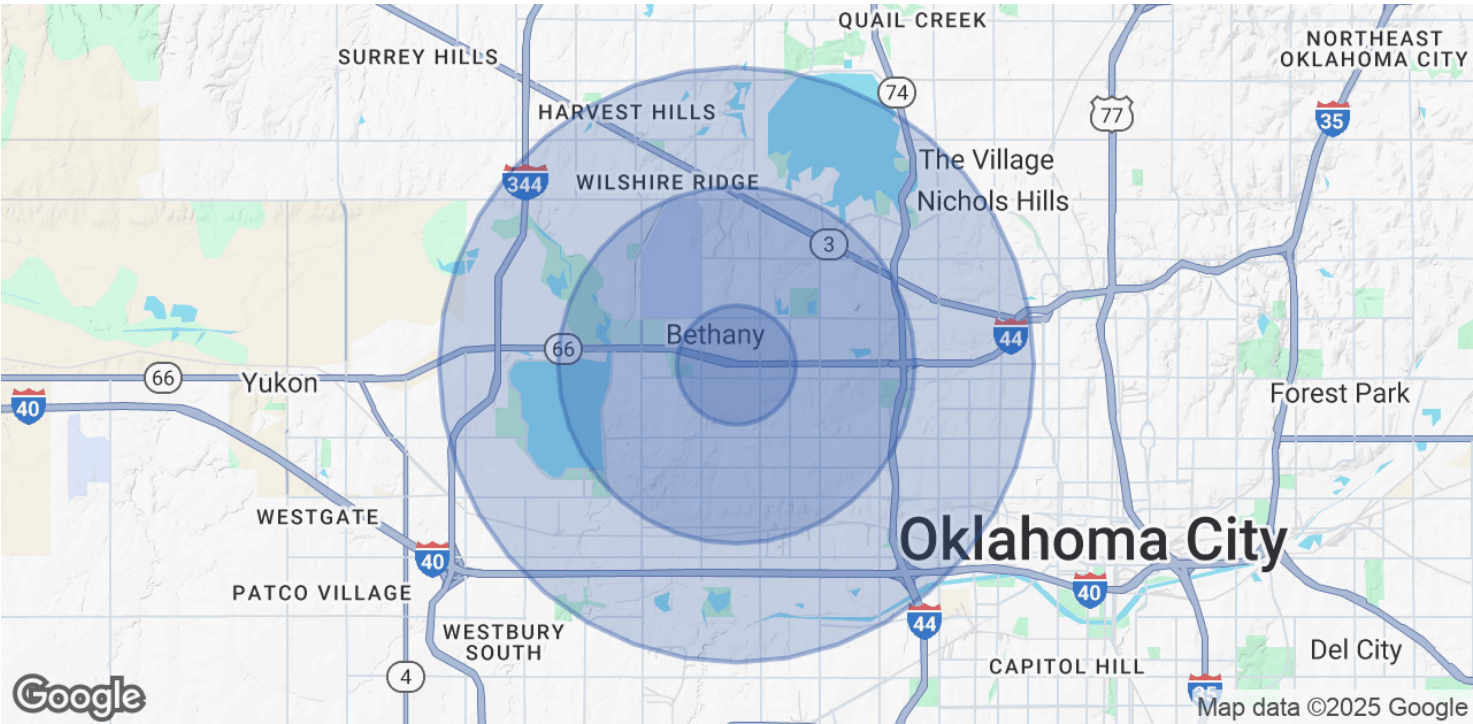
LOCATION MAP



TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,510	94,297	197,640
Average Age	37	38	39
Average Age (Male)	35	36	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,672	37,738	81,972
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$65,335	\$67,192	\$78,468
Average House Value	\$211,964	\$194,880	\$236,568

Demographics data derived from AlphaMap

TYLER HUXLEY
405.973.8435
tyler@creekcre.com

GARRETT MCGINNIS
405.919.9297
garrett@creekcre.com