

# GLEN OAKS

7120 NW 23RD STREET, BETHANY, OK



## PROPERTY OVERVIEW

Located at the SWC of N. Rockwell Ave. and NW 23rd. Anchored by Westlake Hardware-Ace Hardware and Dollar Tree along with Anytime Fitness, Subway, All American Pizza and Metro PCS. The property was recently renovated in 2018 with new paint, new awnings and the parking lot lights have been upgraded to LED lighting. The 0.77 Pad Site is available for development, site plan is available upon request. Area retailers include Walgreens and McDonalds and Cash Saver Foods (50,000 s.f. grocery store). Traffic count of 38,000 vpd at this intersection. The property is located adjacent to Western Oaks Middle School and in the Putnam City school district.

## TRAFFIC COUNTS

N. ROCKWELL AVE	19,582 VPD
NW 23RD ST	13,181 VPD

GLA: 49,161 SF    ACRES: 5.43    WEB LINK: [jahrealty.propertycapsule.com/glenoaks](http://jahrealty.propertycapsule.com/glenoaks)

## DEMOGRAPHICS

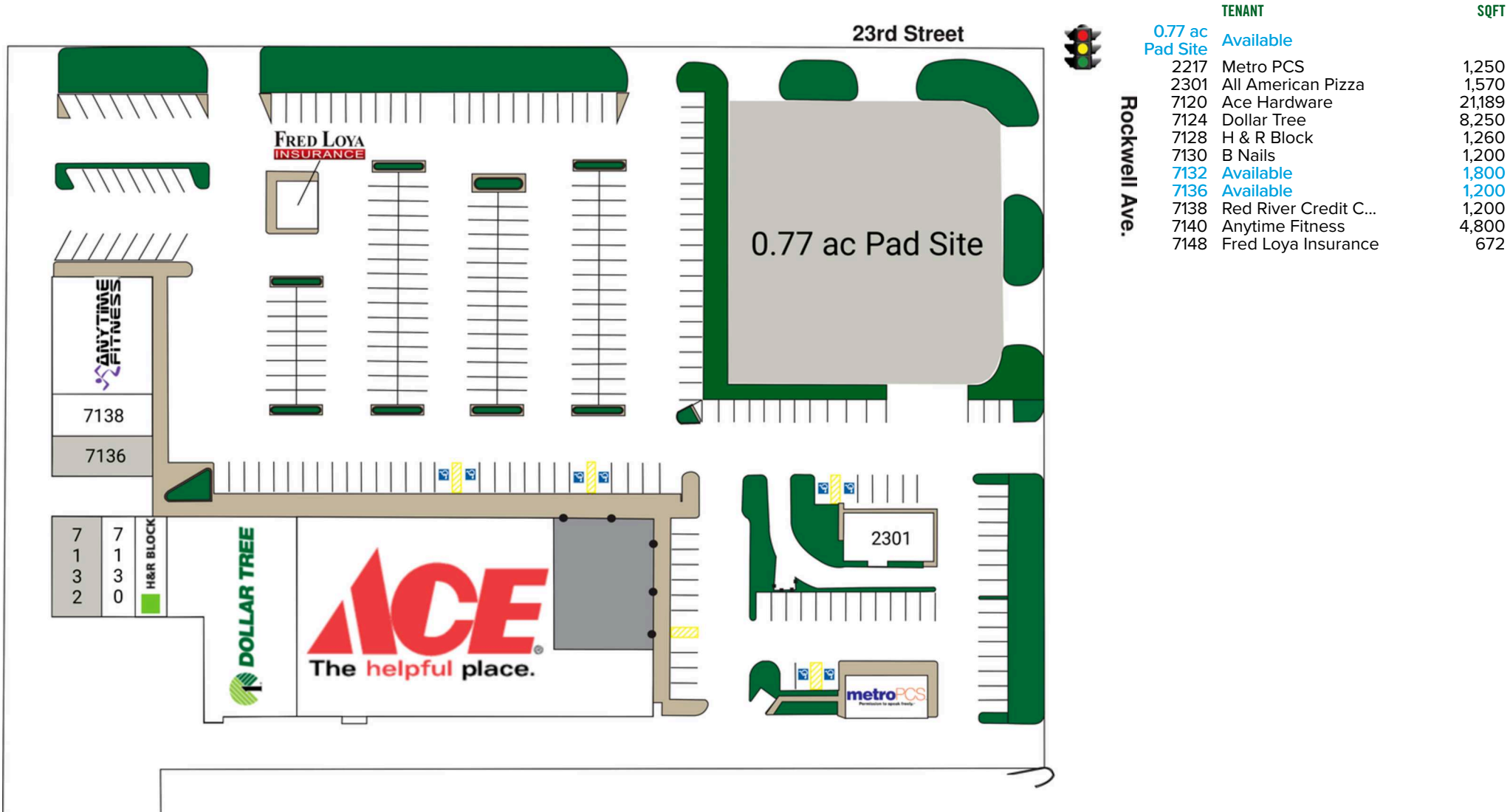
2022 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	74,364	71,471	\$56,837
5 MILE	174,099	191,734	\$65,258

## LEASING CONTACT

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TENANT	SQFT
0.77 ac Pad Site Available	
2217 Metro PCS	1,250
2301 All American Pizza	1,570
7120 Ace Hardware	21,189
7124 Dollar Tree	8,250
7128 H & R Block	1,260
7130 B Nails	1,200
7132 Available	1,800
7136 Available	1,200
7138 Red River Credit C...	1,200
7140 Anytime Fitness	4,800
7148 Fred Loya Insurance	672

Availability

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