

FOR LEASE

LEAF

6534 NW 36TH
STREET

6534 NW 36TH ST, BETHANY, OK 73008



BANTA
Property Group

BANTA PROPERTY GROUP, LLC
405.840.1600
BANTAPROPERTYGROUP.COM
308 SW 25TH, OKLAHOMA CITY, OK 73109

GREG BANTA
405.840.1600
GREG@BANTAPROPERTYGROUP.COM

MONICA FEIERABEND
918.327.9182
MONICA@BANTAPROPERTYGROUP.COM

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OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	2,250 SF
Available SF:	2,250 SF
Lot Size:	14,177 SF
Year Built:	1972
Renovated:	2020

PROPERTY OVERVIEW

This 2,250 square foot space was formally a high traffic dispensary. 6534 NW 36th Street provides easy access to nearby demand drivers as well as strong local demographics. Within a few minutes drive are Southern Nazarene University, The Children's Center Rehabilitation Hospital, and many major retailers along US Route 66/NW 39th Expressway, including CVS, McDonald's, and more. Within a five-mile radius of 6534 NW 36th Street, there are over 174,000 residents that combine for an average household income of more than \$69,000 and a consumer spending total of \$2.04 billion.

PROPERTY HIGHLIGHTS

- High Traffic Area
- Great Visibility
- Ample Parking
- Pylon Sign Available

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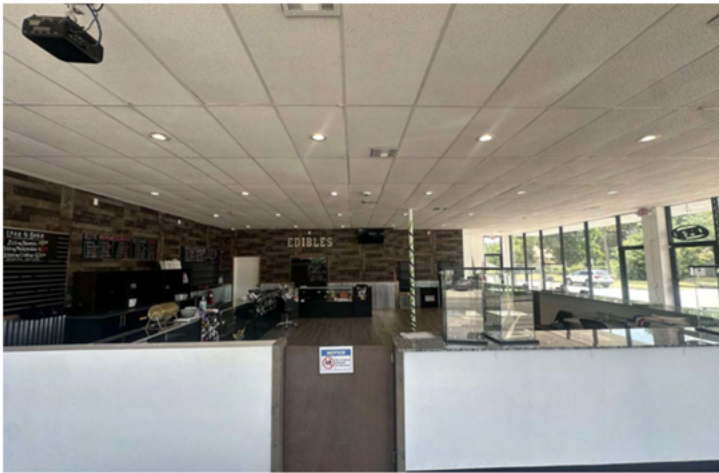
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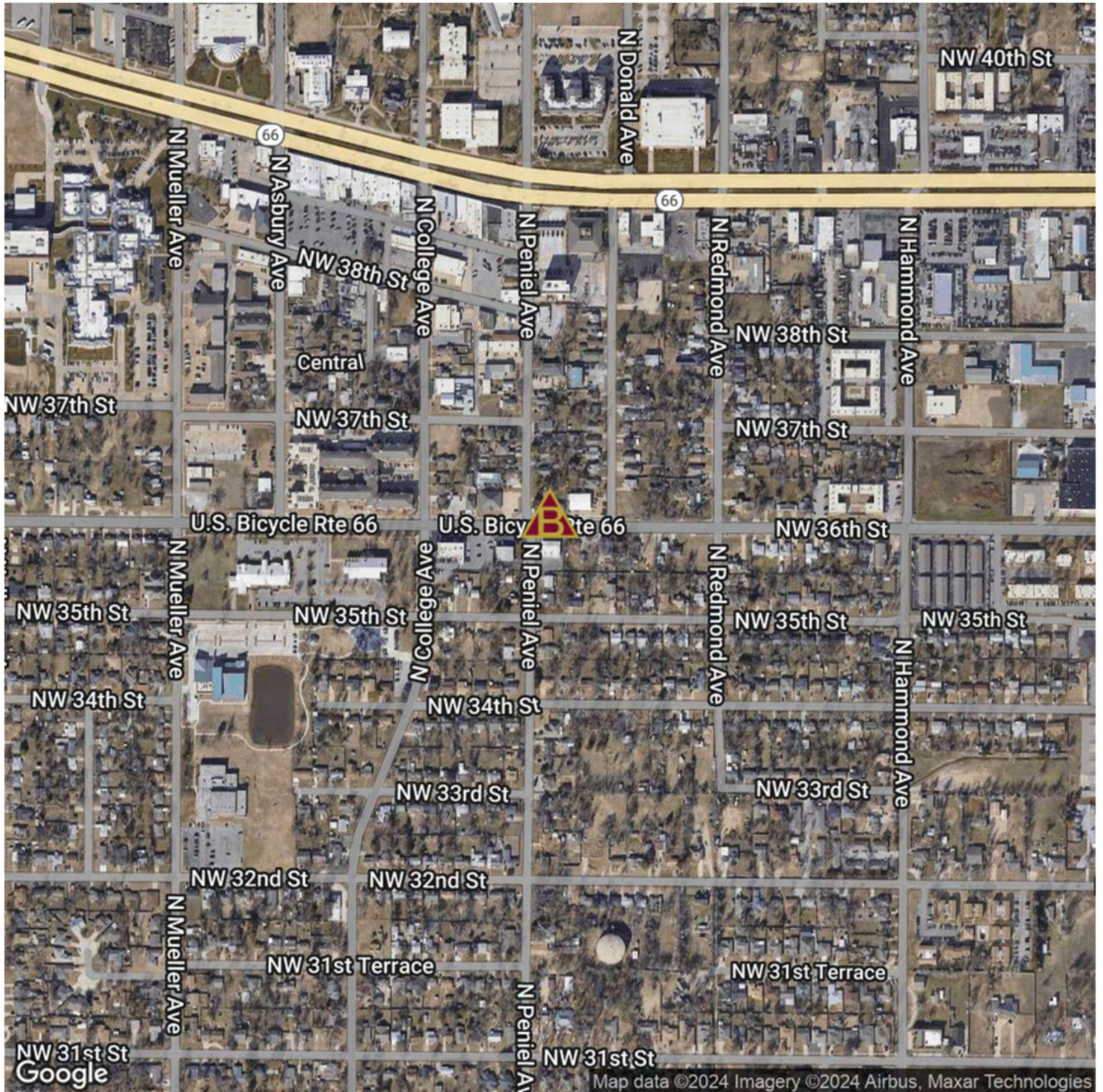
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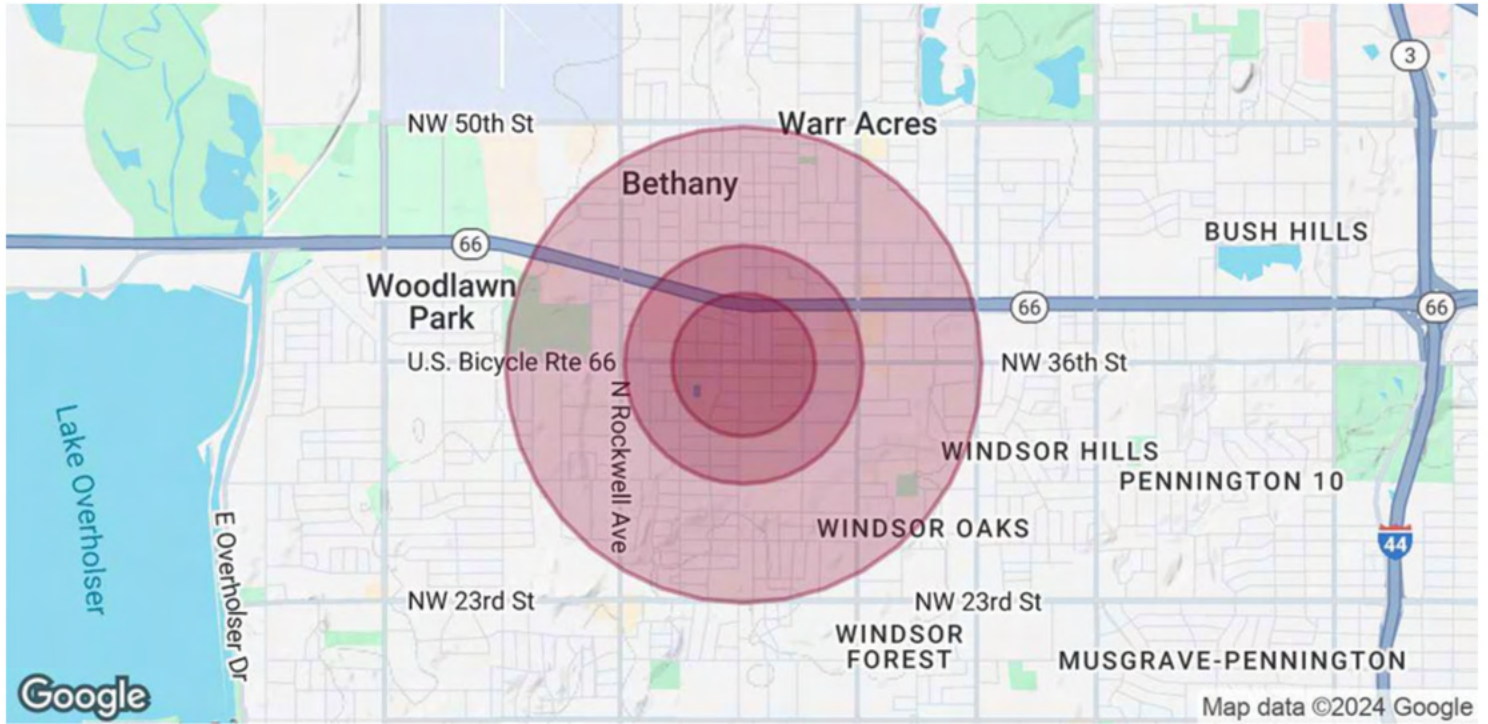
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,176	3,650	13,183
Average Age	40	38	38
Average Age (Male)	34	35	36
Average Age (Female)	44	41	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	448	1,336	4,962
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$65,908	\$64,992	\$67,264
Average House Value	\$232,169	\$217,984	\$209,240

Demographics data derived from AlphaMap