

FOR SALE

# FREESTANDING DRIVE-THRU

7924 NW 23RD ST, BETHANY, OK 73008



# BANTA

Property Group

## **BANTA PROPERTY GROUP, LLC**

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## OFFERING SUMMARY

Sale Price:	\$419,800
Building Size:	580 SF
City:	Bethany
Lot Size:	11,817 SF
Number of Units:	1
Price / SF:	\$723.79
Year Built:	2024
Zoning:	C-G
Market:	Oklahoma City
Submarket:	West/Central

## PROPERTY OVERVIEW

7924 NW 23rd Street presents a compelling opportunity to acquire a retail property with a drive-thru window along the established NW 23rd Street corridor in west Oklahoma City. The property offers strong street visibility, convenient access, and a highly functional layout suited for a variety of retail and service-oriented users.

The existing drive-thru window provides a significant competitive advantage, supporting quick-service, coffee, medical, pharmacy, financial, or convenience-based concepts that benefit from high traffic counts and efficient customer throughput. The site's location within a dense residential trade area ensures a consistent consumer base, while nearby access to NW Expressway, I-44, and Kilpatrick Turnpike enhances regional accessibility.

This is an ideal opportunity for an owner-user or investor seeking a well-located retail asset with durable fundamentals and long-term demand drivers in west Oklahoma City.

## PROPERTY HIGHLIGHTS

- Retail Property For Sale along the established NW 23rd Street corridor
- Existing Drive-Thru Window – ideal for quick-service, coffee, medical, financial, or convenience uses
- Strong Visibility & Signage Potential with frontage along a high-traffic roadway
- Dense Surrounding Residential Base supporting neighborhood retail demand

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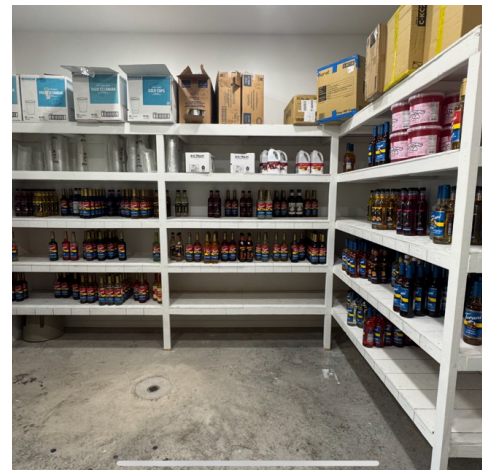
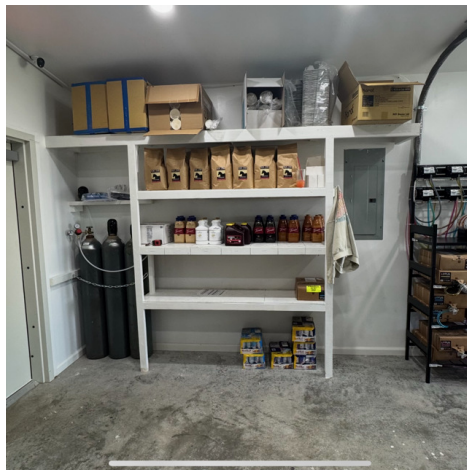
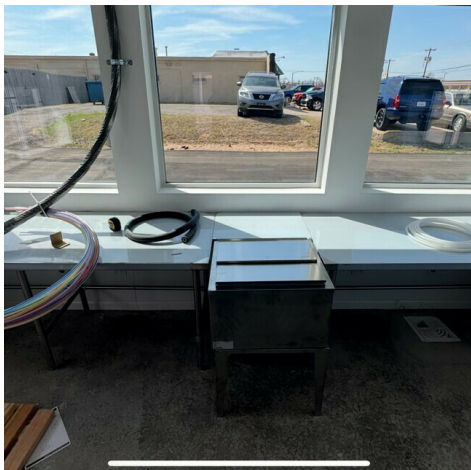
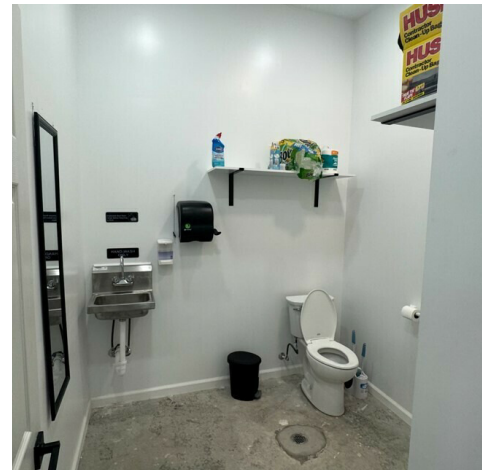
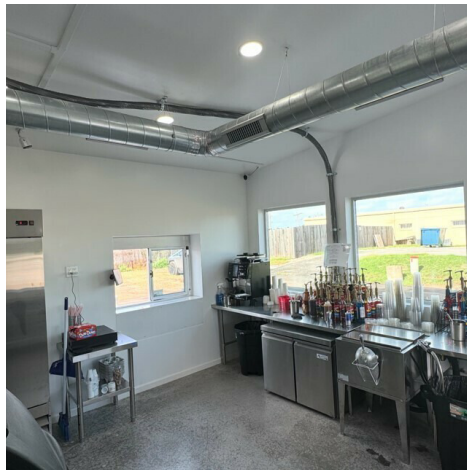
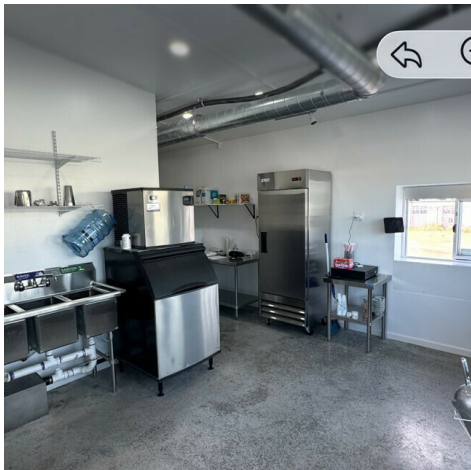
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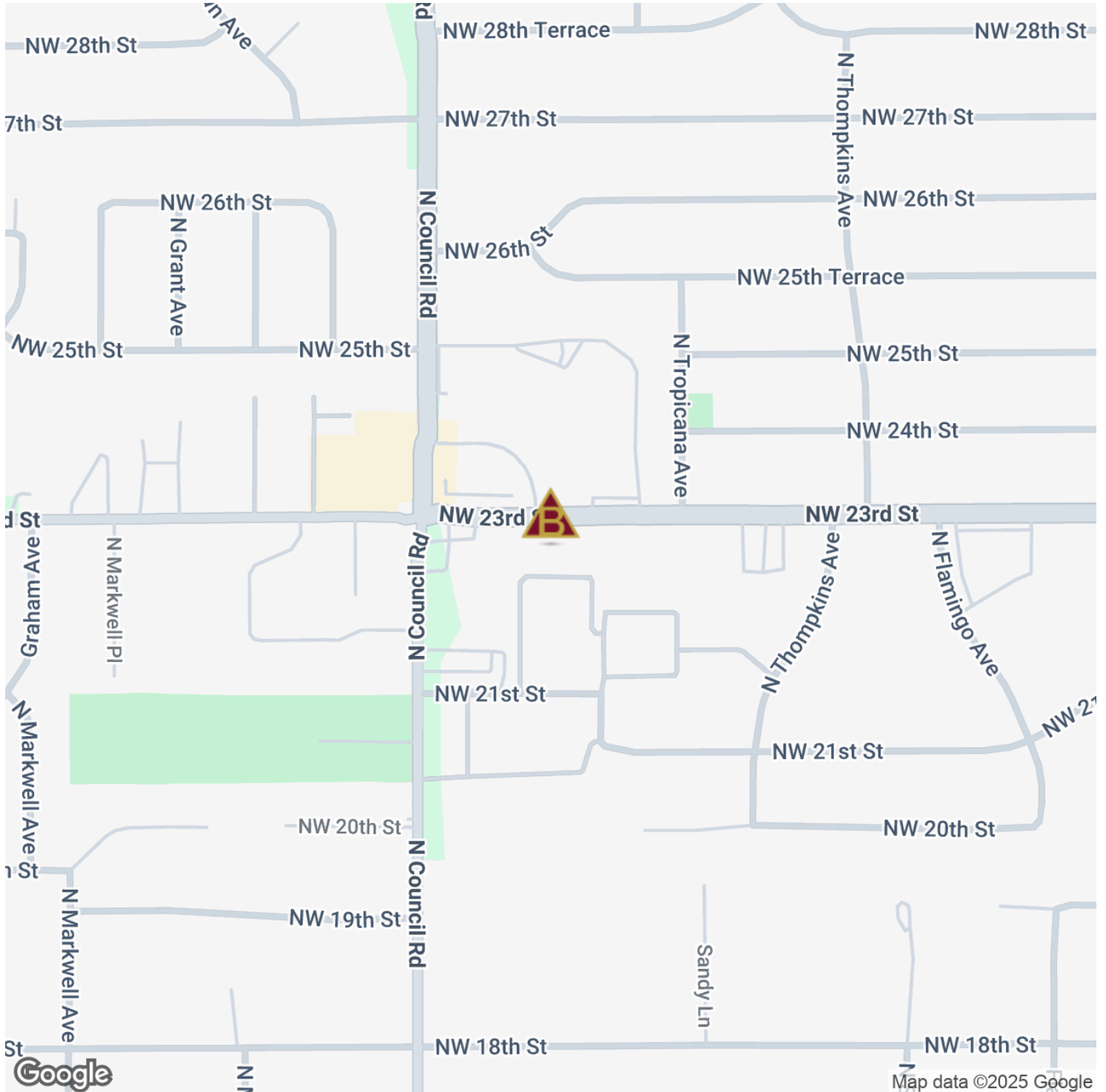
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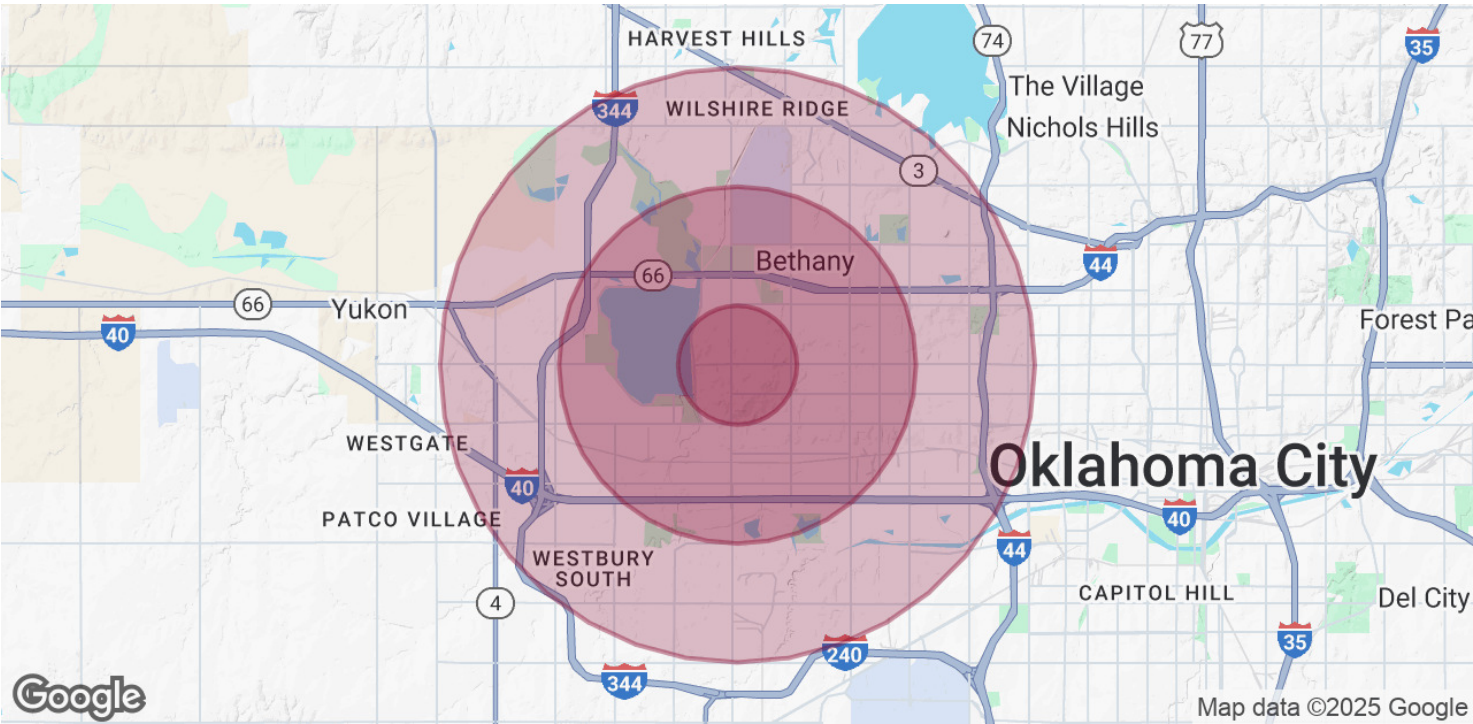
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,979	61,295	181,568
Average Age	40	37	38
Average Age (Male)	38	36	37
Average Age (Female)	41	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,308	23,295	71,248
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$75,110	\$67,205	\$79,308
Average House Value	\$220,821	\$197,767	\$225,396

Demographics data derived from AlphaMap

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