

FOR SALE

McClure's
Flowers

6732 NW 39TH
EXPY

6732 NW 39TH EXPY, BETHANY, OK 73008



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

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308 SW 25TH, OKLAHOMA CITY, OK 73109

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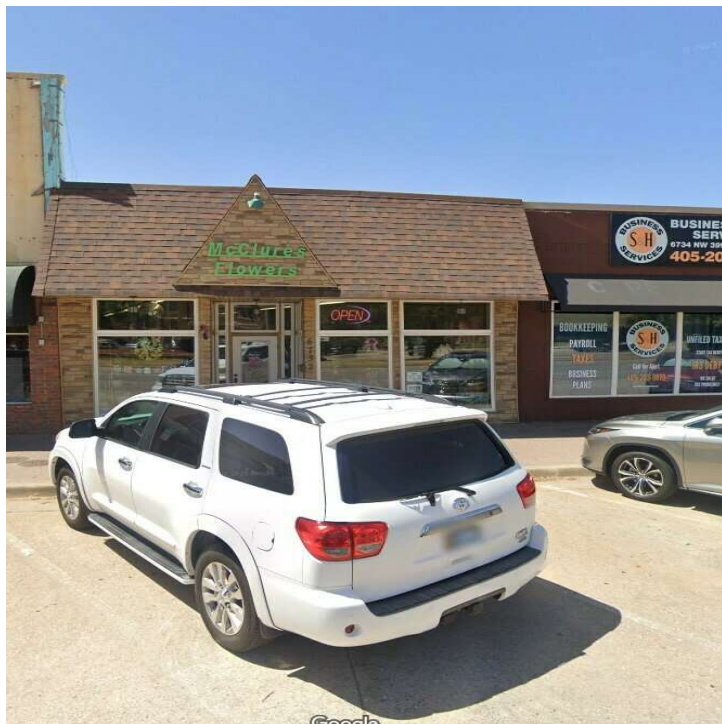
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OFFERING SUMMARY

Sale Price:	\$325,000
Building Size:	2,530 SF
Lot Size:	3,674 SF
Price / SF:	\$128.46
Year Built:	1930
Zoning:	CBD
Market:	NW Oklahoma City
Submarket:	Bethany
Traffic Count:	+/- 23,500vpd

PROPERTY OVERVIEW

Explore a unique owner-user or investment opportunity in the heart of historic downtown Bethany. This 2,530 SF character-filled building, built in 1930, is zoned for Central Business District (CBD) use—making it an ideal fit for office, retail or street retail ventures. Located along the iconic Route 66, within the dynamic NW Oklahoma City metro, this property offers both strategic visibility and historic charm.

With strong foot traffic, a vibrant surrounding community, and proximity to key amenities, this site presents exceptional potential for business owners and investors looking to establish a presence in a growing commercial corridor

PROPERTY HIGHLIGHTS

- Located in historic downtown Bethany
- On Route 66
- Traffic Count: $\pm 23,500$ vehicles per day
- Great location just across from Southern Nazarene University
- Located within walking distance of shopping, entertainment and dining

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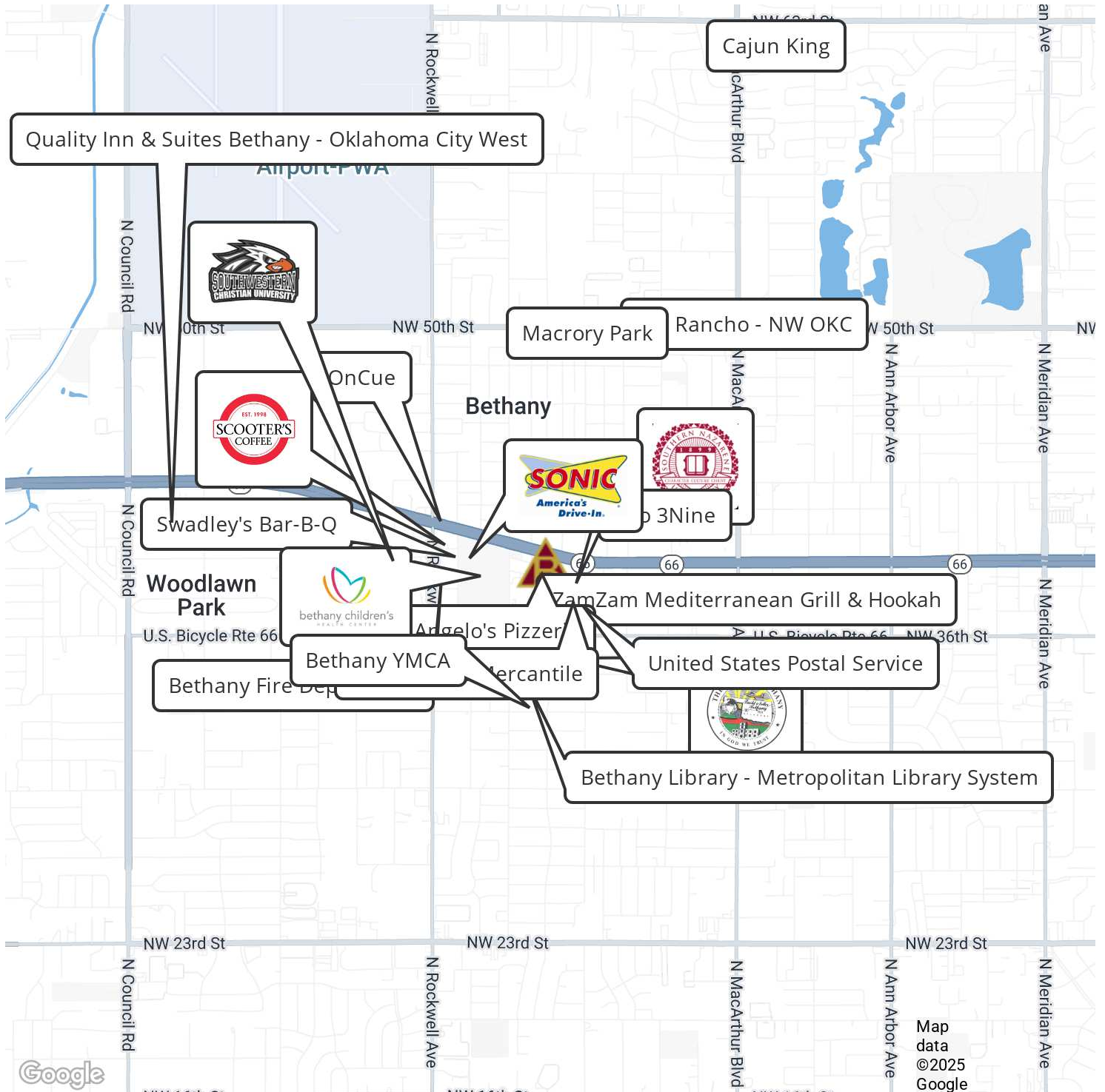
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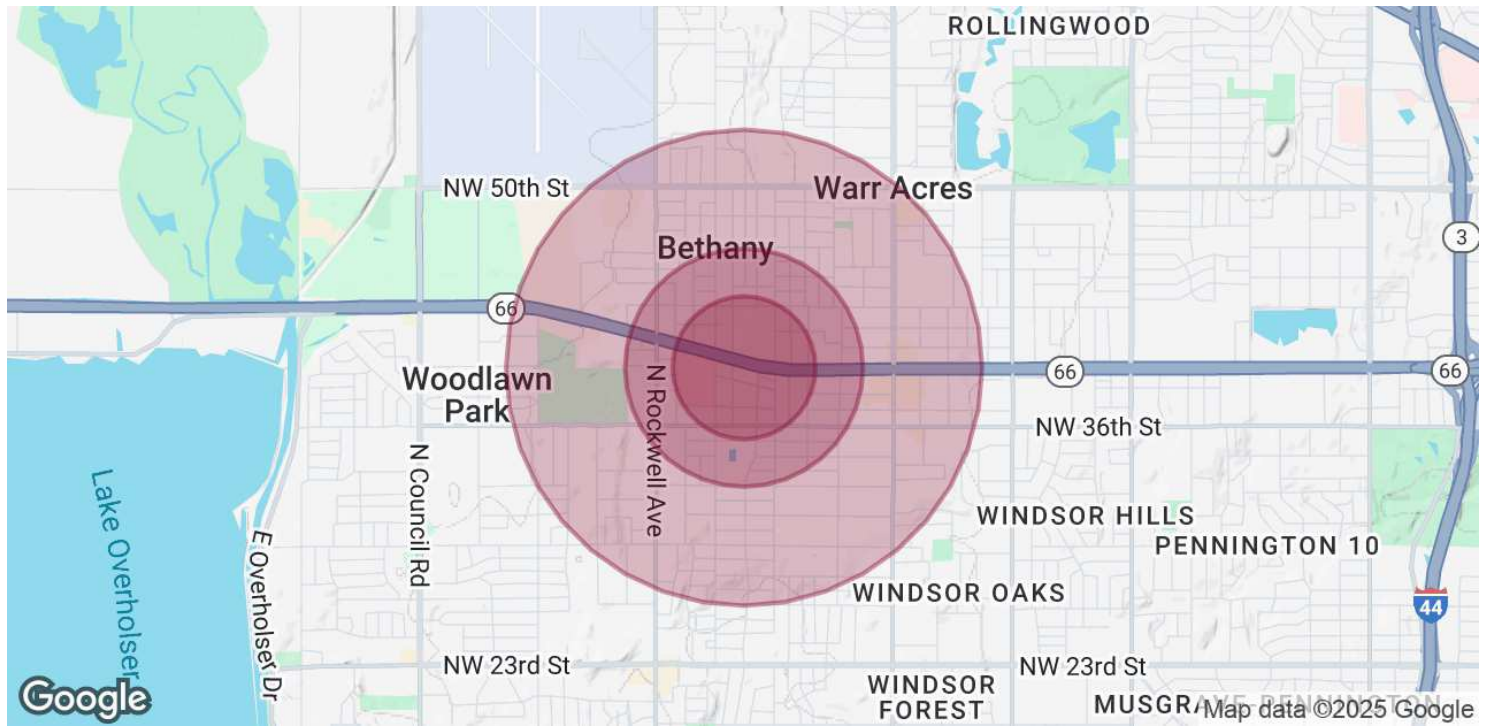
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	1,072	3,539	11,916
Average Age	37	37	37
Average Age (Male)	32	33	35
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	357	1,214	4,431
# of Persons per HH	3	2.9	2.7
Average HH Income	\$76,081	\$72,702	\$66,621
Average House Value	\$236,297	\$242,282	\$215,571

TRAFFIC COUNTS

24,000/day

Demographics data derived from AlphaMap

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