

FOR LEASE



36 SQUARE

6630 - 66440 NW 36TH, BETHANY, OK 73008

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OFFERING SUMMARY

Available SF: 1,045 SF

Lease Rate: \$20.00 SF/yr (MG)

Lot Size: 0.52 Acres

Building Size: 5,175 SF

PROPERTY OVERVIEW

6636 NW 36th is located on the corner of NW 36th and College. The space has a lots of natural light, polished concrete floors and open ceiling. This is a highly visible center located on a highly traveled street. Located across from Bethany's City Hall and adjacent to the new City Library and Park, the center is only blocks away from Southern Nazarene University and the Children's Center Rehabilitation Hospital.

PROPERTY HIGHLIGHTS

- High Visibility
- Natural Light
- Polished Concrete Floors
- Located across from Bethany's City Hall
- Only blocks from Southern Nazarene University
- High Traffic Area

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Property Name:	36 Square
Property Address:	6630 - 66440 NW 36th, Bethany, OK 73008
Property Type:	Retail
APN:	172505000
Lot Size:	0.52 AC
Building Size:	5,175 SF

PROPERTY OVERVIEW

6636 NW 36th is located on the corner of NW 36th and College. The space has a lots of natural light, polished concrete floors and open ceiling. This is a highly visible center located on a highly traveled street. Located across from Bethany's City Hall and adjacent to the new City Library and Park, the center is only blocks away from Southern Nazarene University and the Children's Center Rehabilitation Hospital.

LOCATION OVERVIEW

This is a highly visible corner location. Located on the SE corner of NW 36th and College, the property is directly across the street from Bethany's City Hall and is adjacent to the new Bethany Library and Park.



LEASE HIGHLIGHTS

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LEASE TYPE | MG **TOTAL SPACE** | 1,045 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$20.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6632	Haven Beauty Bar	1,575 SF	Modified Gross	\$20.00 SF/yr	Hair Salon
6634	Photography Studio	1,045 SF	Modified Gross	\$20.00 SF/yr	Leased
6636	Available	1,045 SF	Modified Gross	\$20.00 SF/yr	Available
6640	The Event Center at 36th Square	1,510 - 2,555 SF	Modified Gross	\$20.00 SF/yr	Leased

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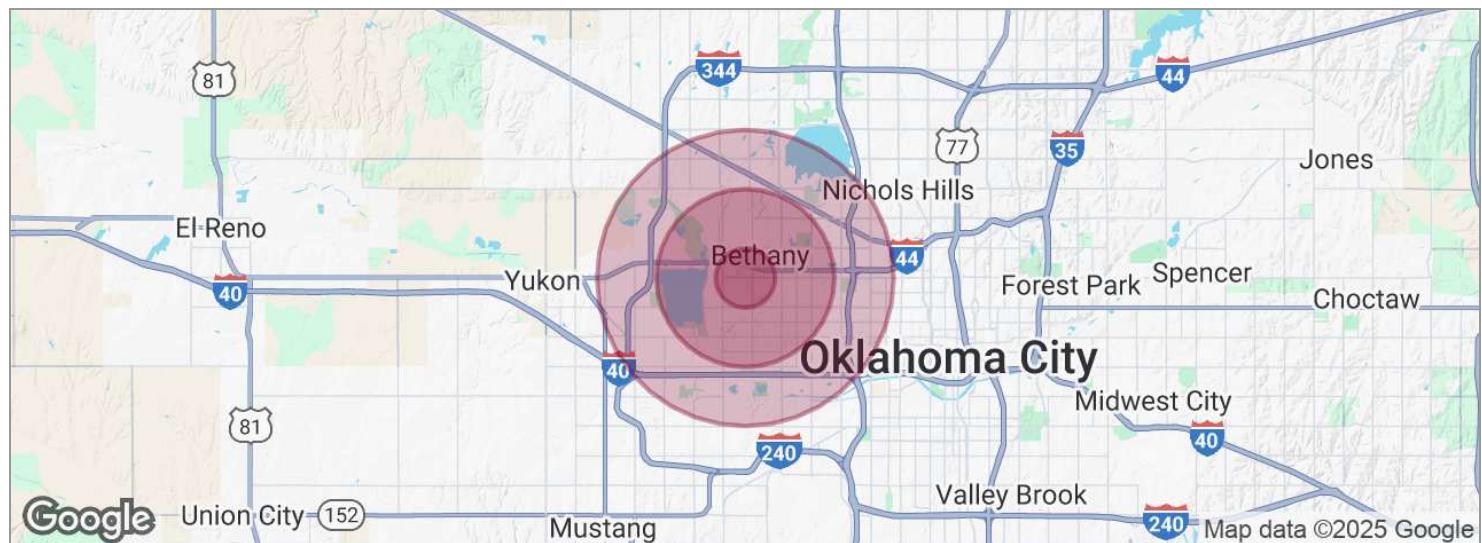
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,573	81,731	178,331
Median age	40	38	38
Median age (Male)	37	36	37
Median age (Female)	42	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,036	32,154	71,507
# of persons per HH	2.6	2.5	2.5
Average HH income	\$73,641	\$67,470	\$77,052
Average house value	\$210,016	\$199,205	\$220,732

* Demographic data derived from 2020 ACS - US Census

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