

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	48,000 SF
Available SF:	1,500 - 6,000 SF
Year Built:	2023
Zoning:	Commercial

PROPERTY OVERVIEW

The Carlson Business Park is a newly developed Flex Industrial and Retail project in Bethany, OK. This project features multiple leasing opportunities as well as land purchase opportunities. All utilities are ran to each site. The flex spaces include roll up doors, high ceilings, yard space, and parking. The retail spaces feature visibility to 23rd and high facades. Interior improvements and allowances are negotiable with the owner.

PROPERTY HIGHLIGHTS

- Drive Thru Available
- Flexible Space Sizes
- New Construction
- Purchase Opportunities
- Roll Up Doors
- High Ceilings
- Modern Designs
- Low NNNs
- 18' Clear Height

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com

ADEN STRUBLE
405.210.3910
aden@creekcre.com

ADDITIONAL PHOTOS

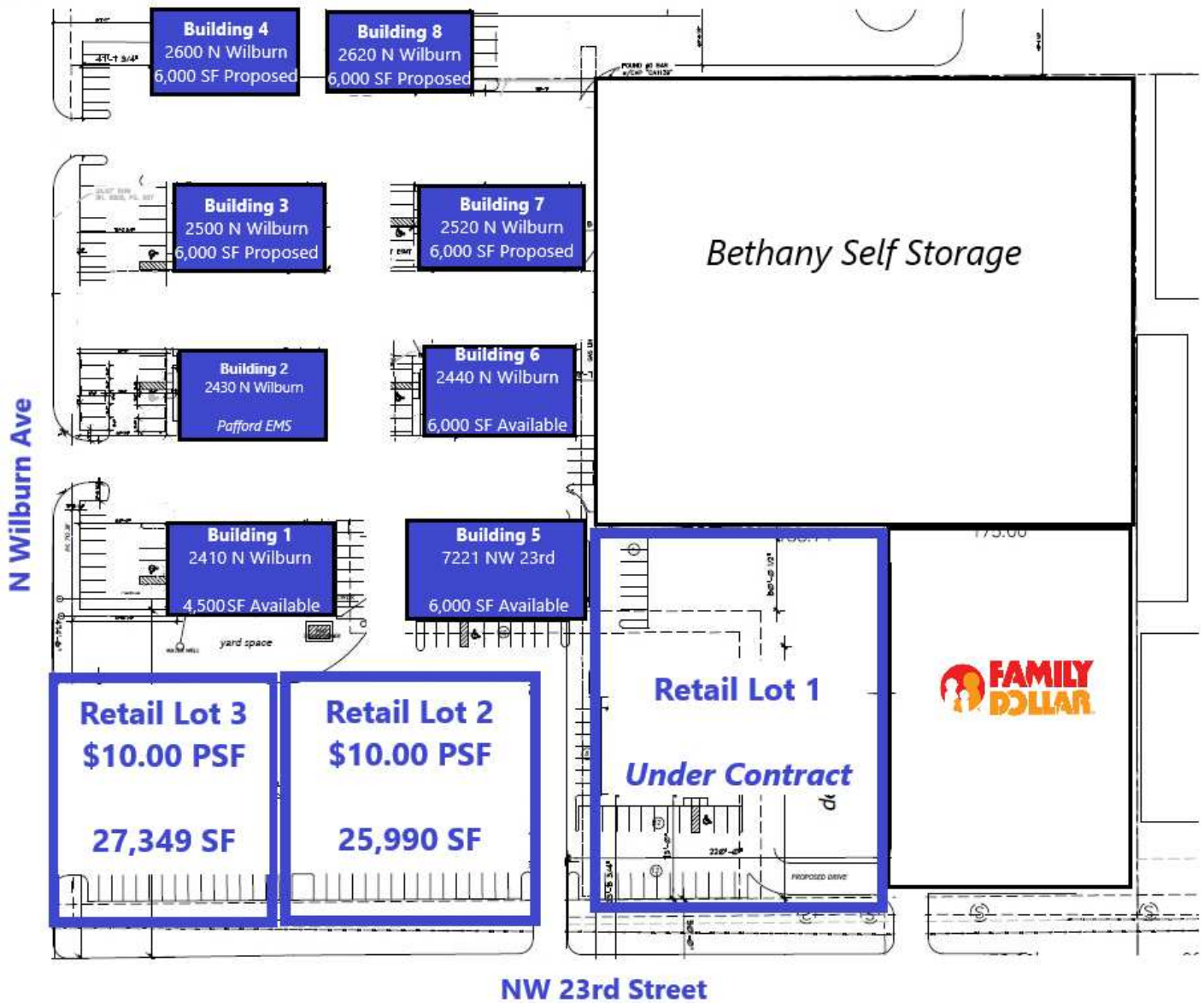


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SITE PLANS



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DEVELOPMENT MAP

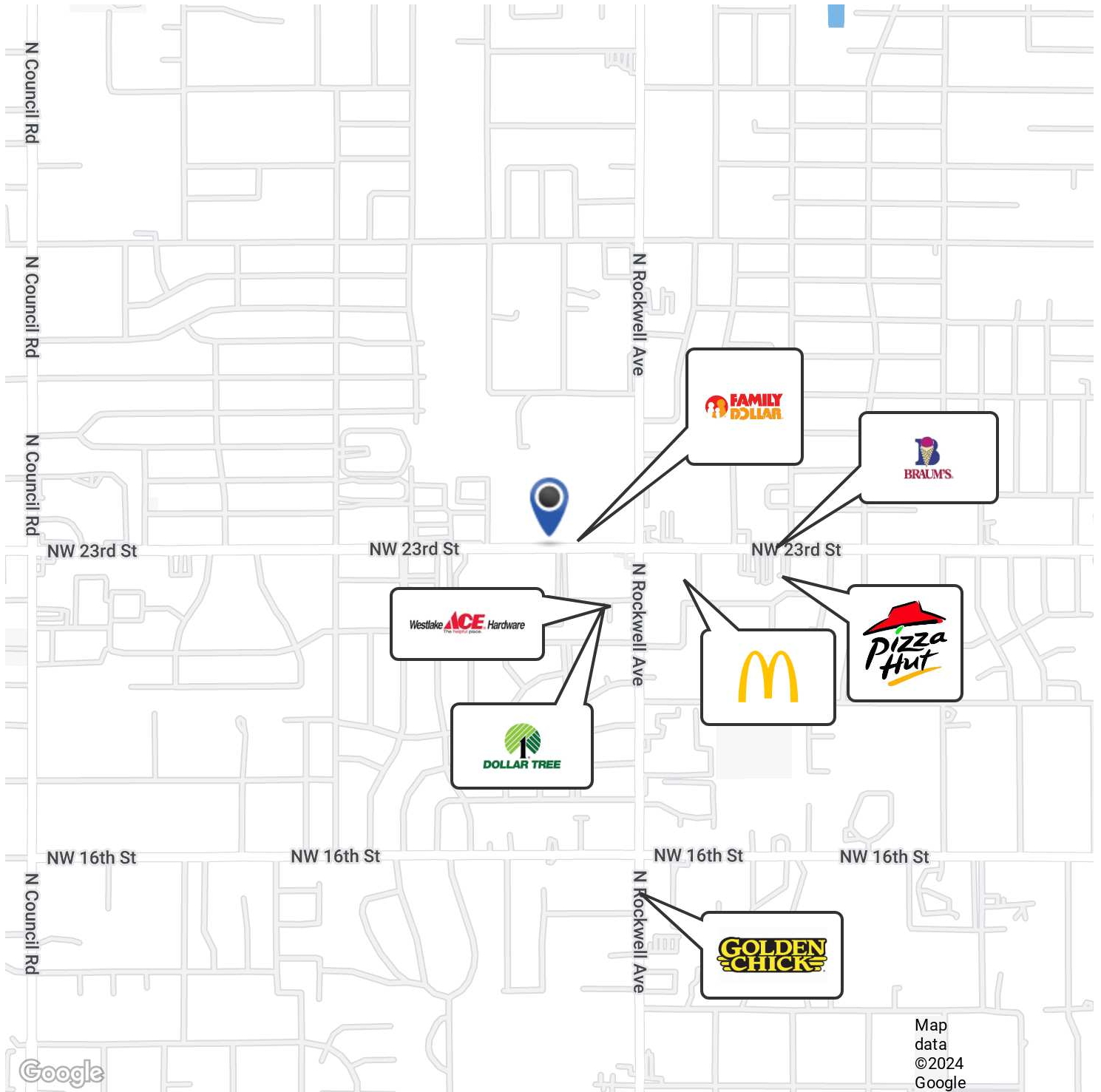


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RETAILER MAP

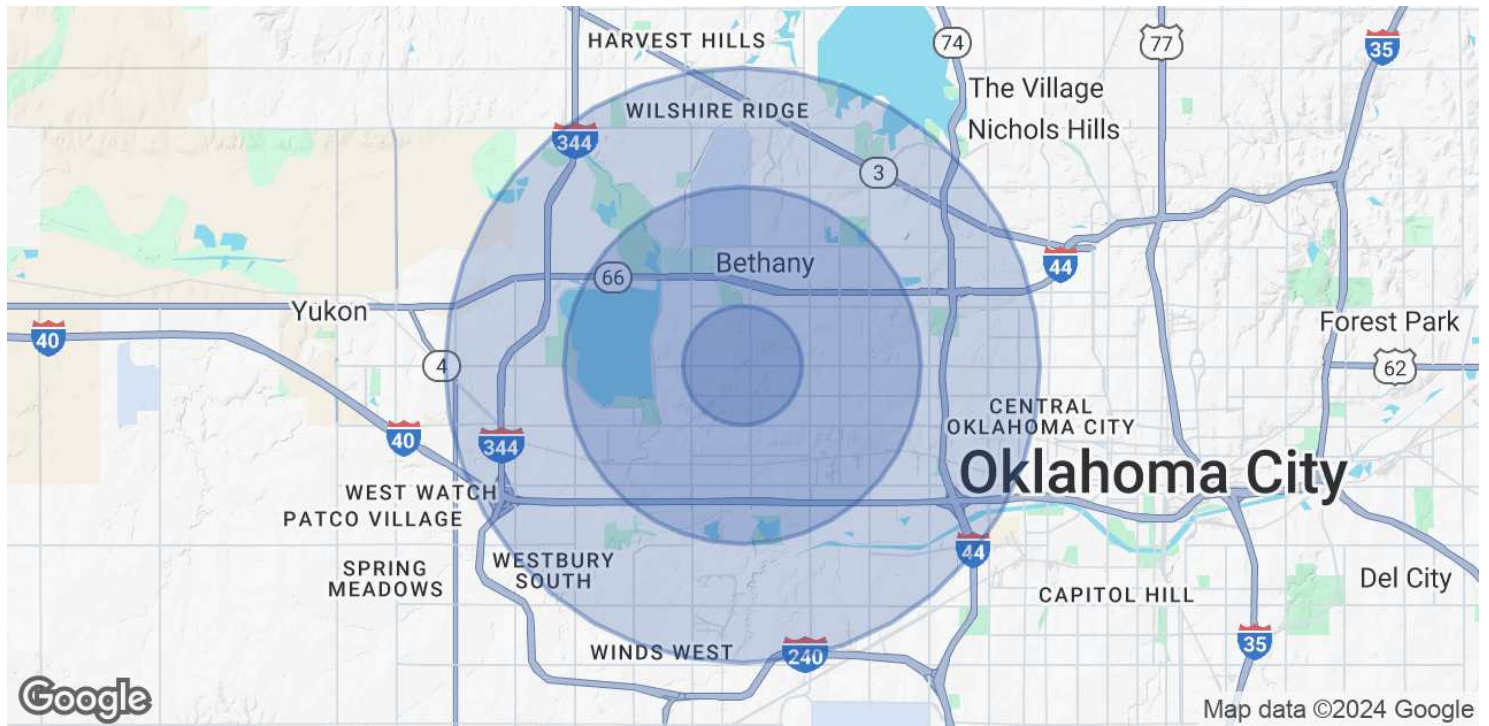


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,046	70,192	164,479
Average Age	36.3	33.7	34.7
Average Age (Male)	35.3	32.3	33.7
Average Age (Female)	36.7	34.8	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,188	30,562	71,750
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$54,431	\$49,436	\$56,346
Average House Value	\$135,905	\$122,818	\$133,897

2020 American Community Survey (ACS)

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