

FOR LEASE

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**BANTA PROPERTY GROUP, LLC**

405.840.1600

[BANTAPROPERTYGROUP.COM](http://BANTAPROPERTYGROUP.COM)

308 SW 25TH, OKLAHOMA CITY, OK 73109



**BANTA**  
Property Group

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**GREG BANTA**

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# 36 SQUARE

6632 - 6640 NW 36TH, BETHANY, OK 73008



## OFFERING SUMMARY

Available SF: 1,045 SF

Lease Rate: \$18.38 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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# 36 SQUARE

6632 - 6640 NW 36TH, BETHANY, OK 73008

Property Name:	36 Square
Property Address:	6632 - 6640 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

- High Visibility
- Natural Light
- Polished Concrete Floors
- Located across from Bethany's City Hall
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**LEASE TYPE** | MG

**TOTAL SPACE** | 1,045 SF

**LEASE TERM** | Negotiable

**LEASE RATE** | \$18.38 SF/yr



<b>SUITE</b>	<b>TENANT</b>	<b>SIZE (SF)</b>	<b>LEASE TYPE</b>	<b>LEASE RATE</b>	<b>DESCRIPTION</b>
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	\$18.38 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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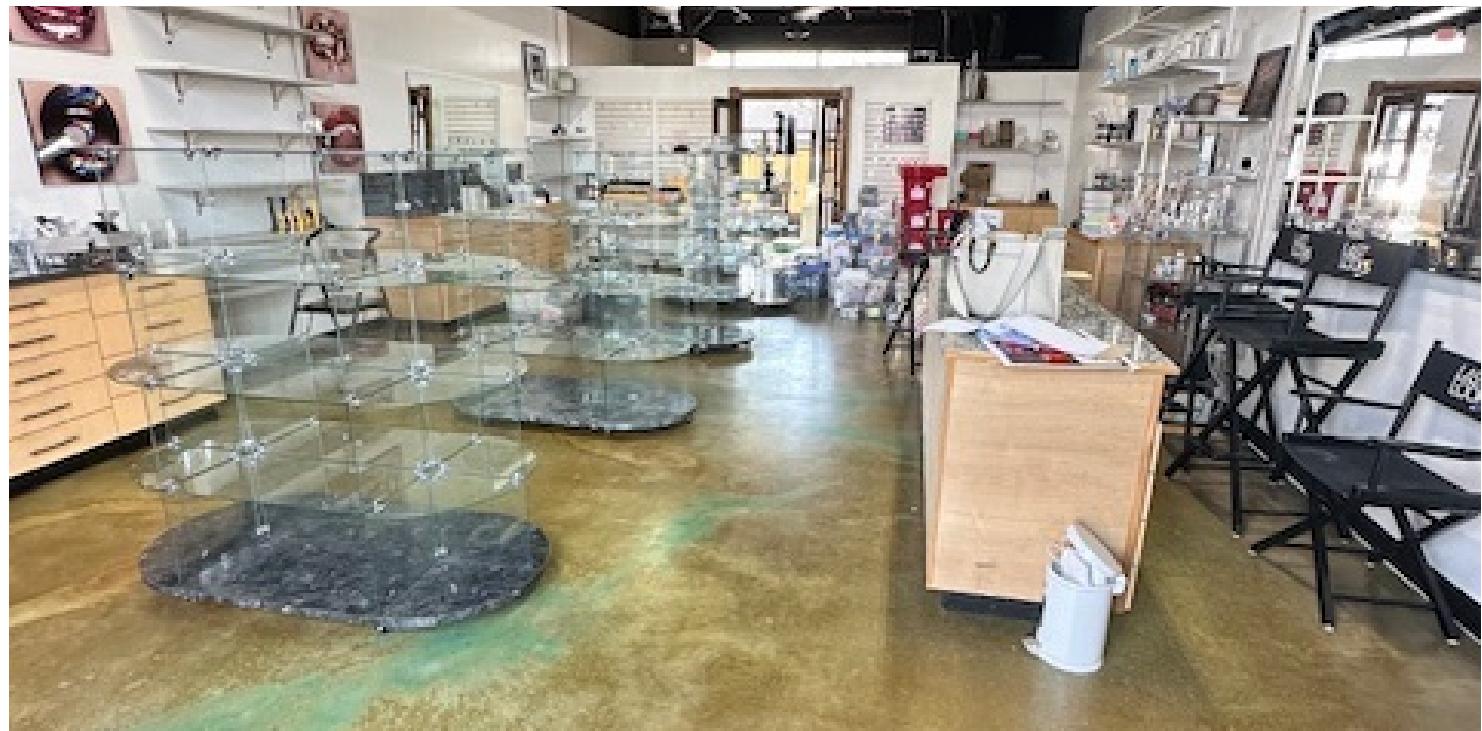
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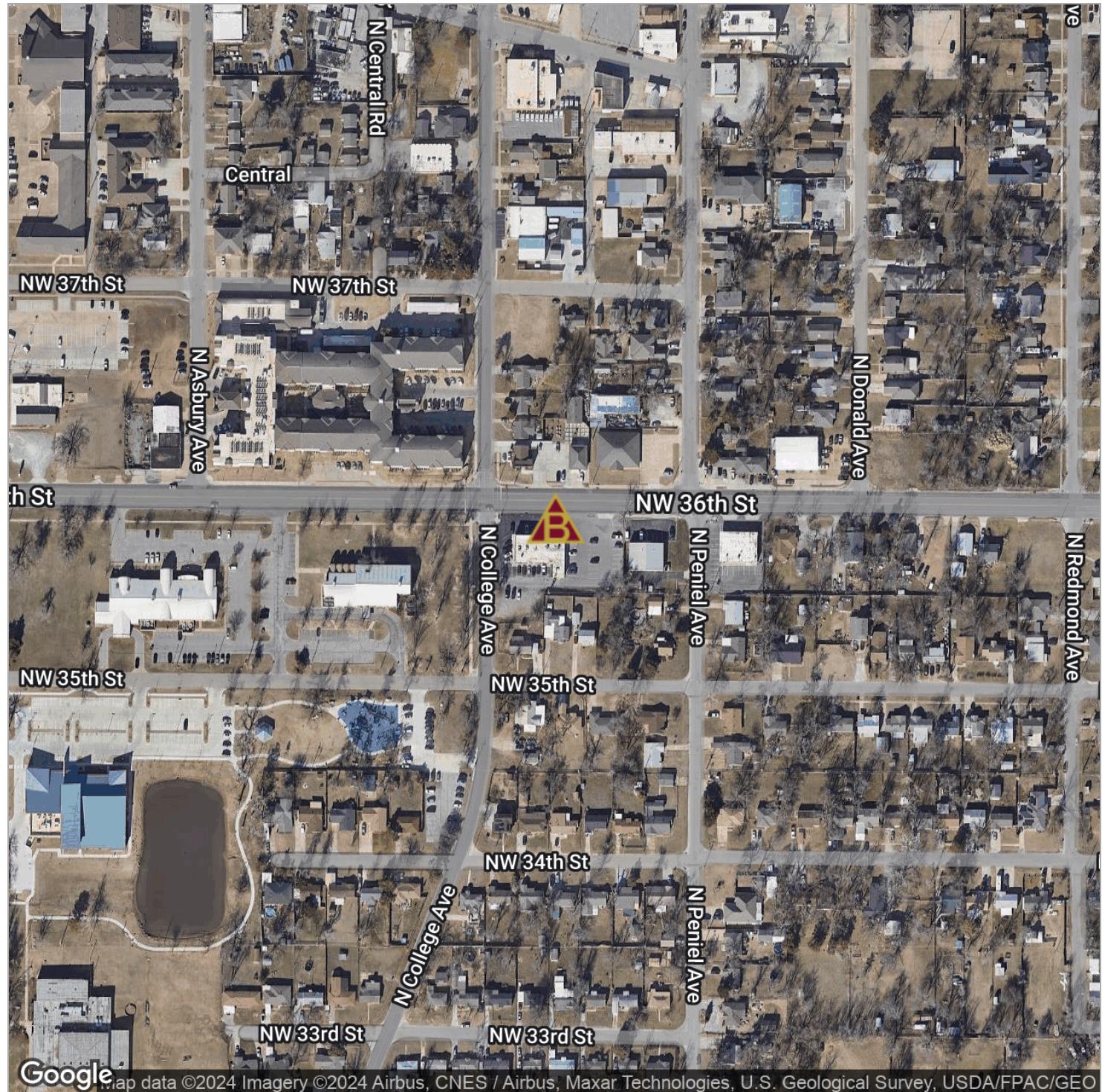
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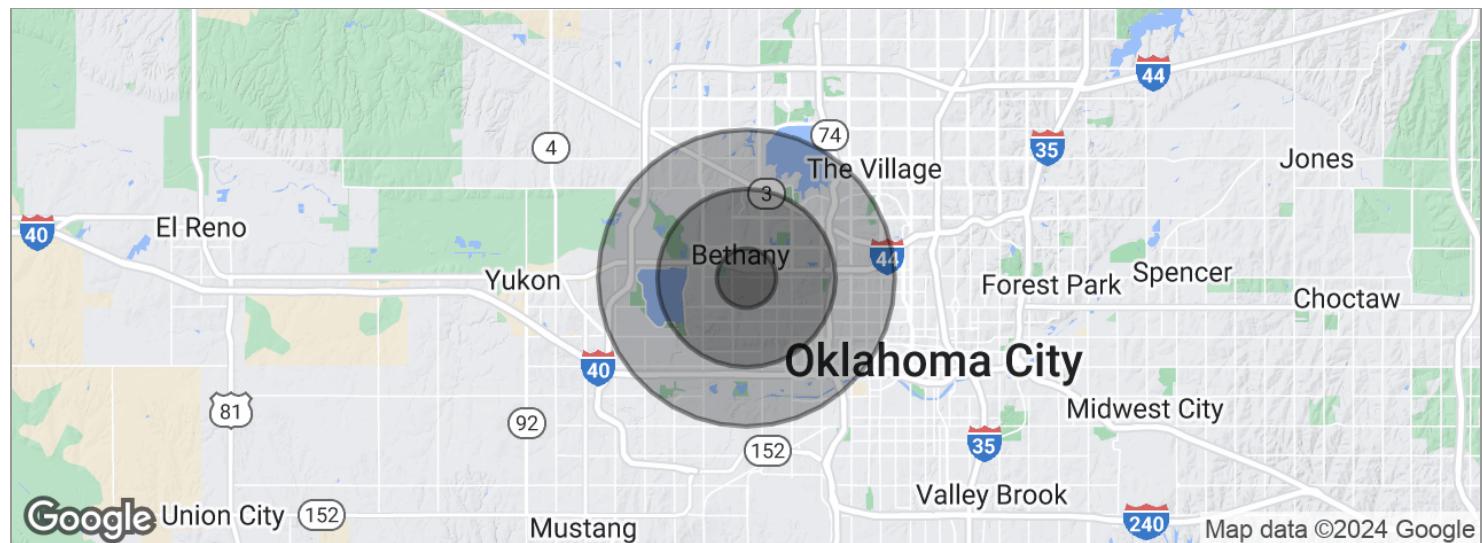
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## 36 SQUARE

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,954	93,491	182,065
Median age	31.3	35.2	35.7
Median age (Male)	31.8	35.2	34.9
Median age (Female)	33.8	36.1	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,729	37,687	75,489
# of persons per HH	2.7	2.5	2.4
Average HH income	\$47,289	\$49,545	\$52,763
Average house value	\$94,660	\$120,661	\$124,158

\* Demographic data derived from 2020 ACS - US Census

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