

FOR SALE

6530 - 6534 NW  
36TH

6530-6534 NW 36TH STREET, BETHANY, OK  
73008



**BANTA**  
Property Group

**BANTA PROPERTY GROUP, LLC**

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# 6530 - 6534 NW 36TH

6530-6534 NW 36TH STREET, BETHANY, OK 73008



## PROPERTY DESCRIPTION

Value-Add Retail Investment Opportunity in the Heart of Bethany

6530-6534 NW 36th Street is a multi-tenant retail center offering a prime value-add opportunity in Bethany, Oklahoma. This 3,250-square-foot property is strategically positioned in a dense retail corridor with exceptional accessibility, strong visibility, and robust local demographics.

Located near the intersection of NW 36th Street and N Peniel Avenue, the center features multiple points of ingress and egress, ample parking, and a prominent pylon sign that captures the attention of nearly 8,800 vehicles per day. The property's high-traffic location and proximity to Southern Nazarene University, The Children's Center Rehabilitation Hospital, and multiple other businesses make it an attractive option for potential tenants or owner/user.

The surrounding trade area includes more than 174,000 residents within a five-mile radius, with an average household income exceeding \$69,000 and total consumer spending surpassing \$2.04 billion annually.

## PROPERTY HIGHLIGHTS

- Recently remodeled retail center.
- Well-located retail opportunity in a high-traffic area just off US Route 66/NW 39th Expressway near the heart of Bethany, Oklahoma.
- Easily accessible with high-visible signage.
- Only 1 block from Bethany's City Hall.

## OFFERING SUMMARY

Sale Price:	\$680,000
Number of Units:	2
Lot Size:	0.32 Acres
Building Size:	3,250 SF

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Building Name	6530 - 6534 NW 36th
Property Type	Retail
Sale Price	\$680,000
APN	172740130
Building Size	3,250 SF
Lot Size	0.32 Acres
Year Built	1972
Year Last Renovated	2020

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The surrounding trade area includes more than 174,000 residents within a five-mile radius, with an average household income exceeding \$69,000 and total consumer spending surpassing \$2.04 billion annually.

This well-located retail asset offers investors the opportunity to lease up and reposition the property in a thriving Oklahoma City submarket.



- Recently remodeled retail center
- Prime location just off US Route 66/NW 39th Expressway, near the heart of Bethany
- High-traffic area with excellent visibility and accessibility
- Prominent signage, including a large pylon sign at NW 36th Street and N Peniel Avenue
- Located just one block from Bethany City Hall
- This is a turn-key investment opportunity in a thriving retail corridor with strong tenant demand and solid area demographics.

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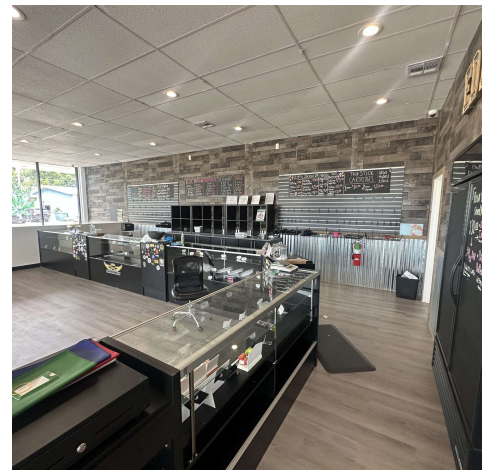
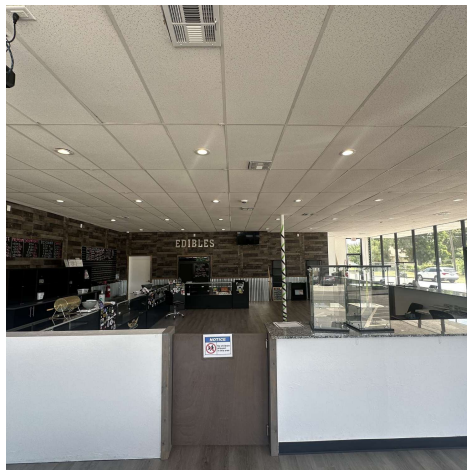
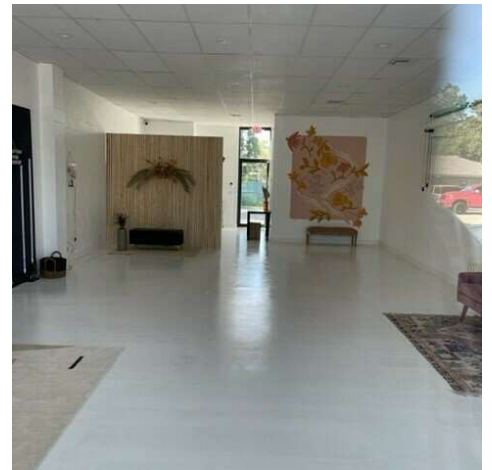
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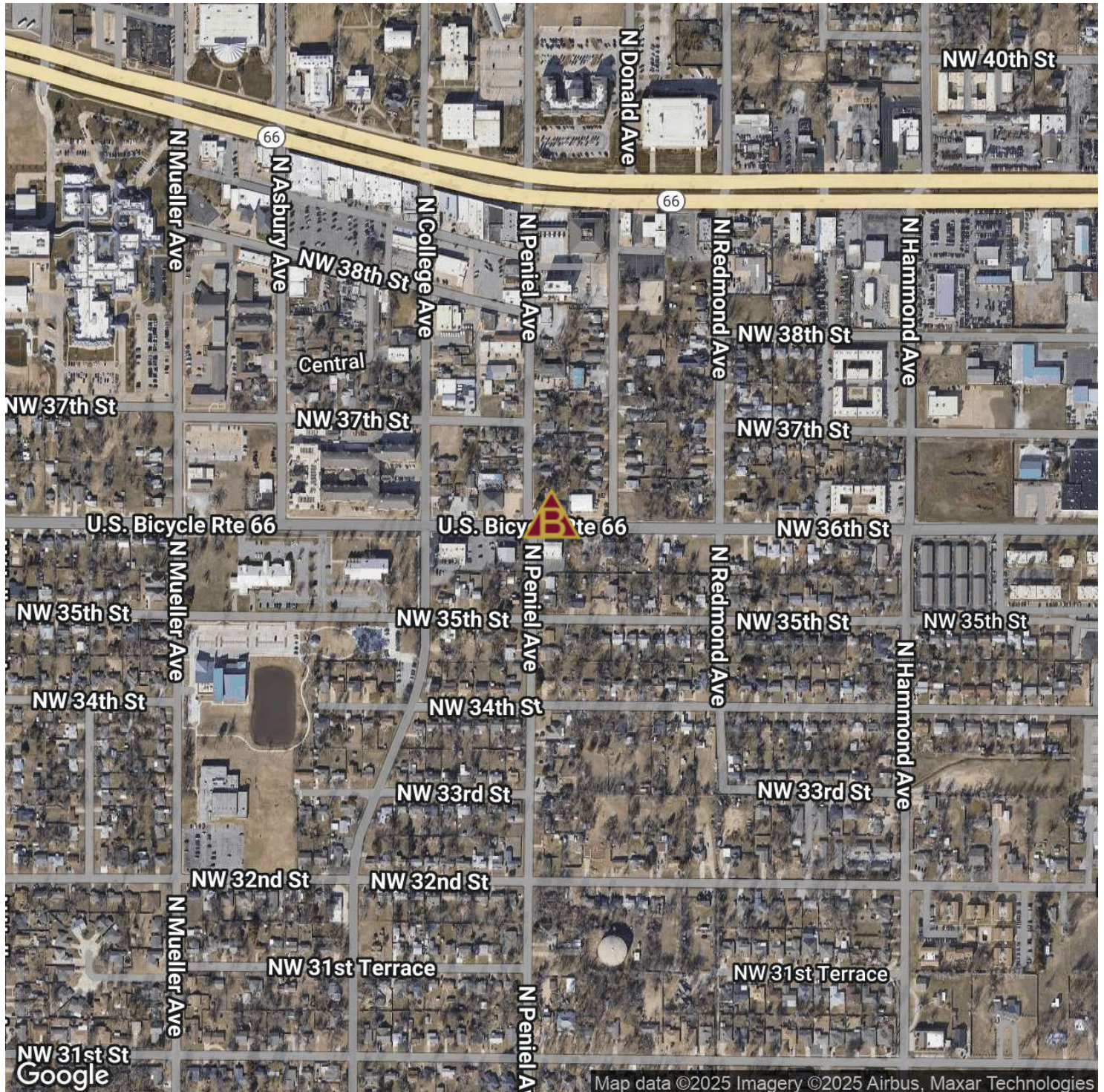
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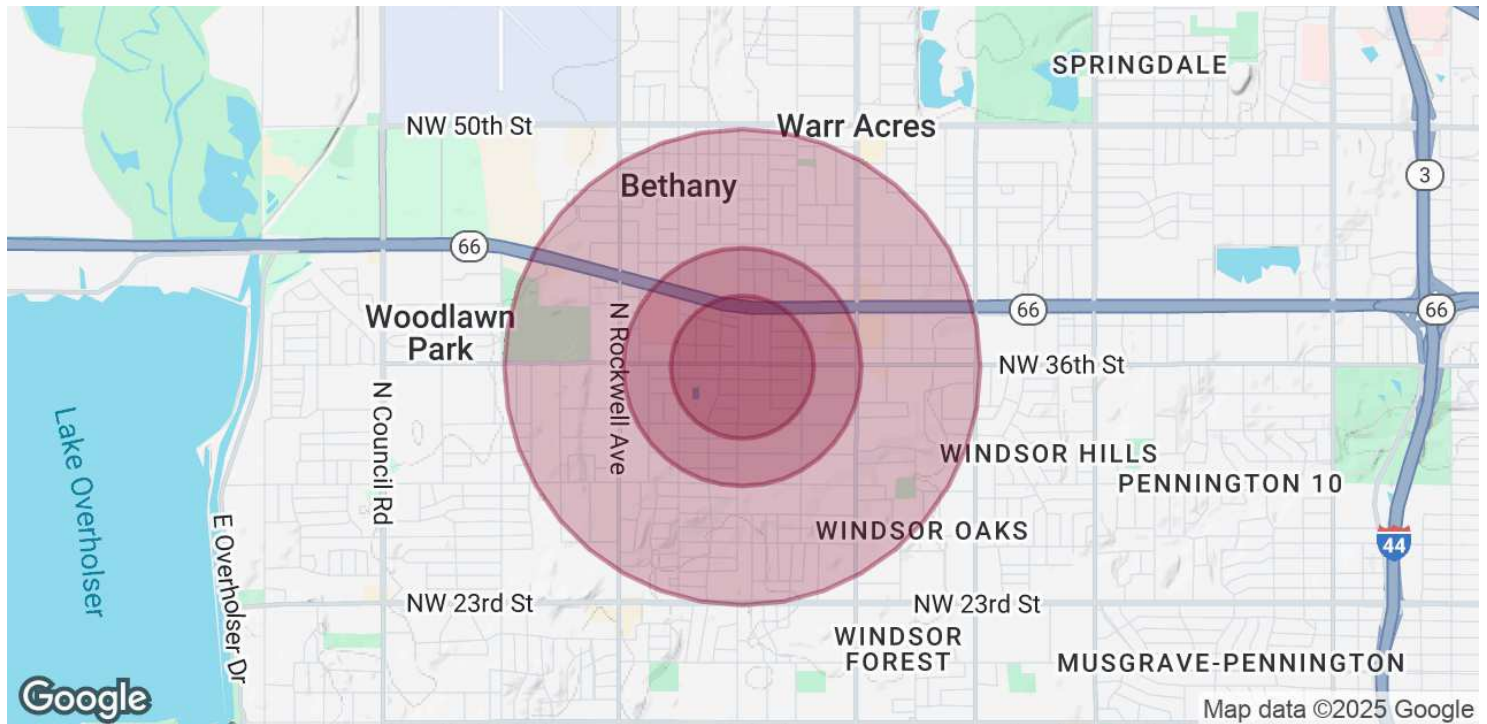
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,176	3,650	13,183
Average Age	40	38	38
Average Age (Male)	34	35	36
Average Age (Female)	44	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	448	1,336	4,962
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$65,908	\$64,992	\$67,264
Average House Value	\$232,169	\$217,984	\$209,240

\* Demographic data derived from 2020 ACS - US Census

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