

FOR LEASE

AVAILABLE

36 SQUARE

6632 - 6638 NW 36TH, BETHANY, OK 73008



**BANTA**  
Property Group

**BANTA PROPERTY GROUP, LLC**

405.840.1600

BANTAPROPERTYGROUP.COM

308 SW 25TH, OKLAHOMA CITY, OK 73109

**ANNA FRESONKE**

405.535.8156

ANNA@BANTAPROPERTYGROUP.COM

**GREG BANTA**

405.823.3026

GREG@BANTAPROPERTYGROUP.COM

**MONICA FEIERABEND**

918.327.9182

MONICA@BANTAPROPERTYGROUP.COM

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## OFFERING SUMMARY

Available SF: 1,045 - 2,555 SF

Lease Rate: \$20 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. End cap available and room to add a drive thru and/or patio.

## PROPERTY HIGHLIGHTS

- High Visibility
- Natural Light
- Polished Concrete Floors
- Located across from Bethany's City Hall
- Only blocks from Southern Nazarene University
- Opportunity to add a Drive-Thru
- End Cap available

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**LEASE TYPE** | MG

**TOTAL SPACE** | 1,045 - 2,555 SF

**LEASE TERM** | Negotiable

**LEASE RATE** | \$20 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 - 2,555 SF	Modified Gross	\$20.00 SF/yr	Available
6638	Available	1,510 - 2,555 SF	Modified Gross	\$20.00 SF/yr	Coming Available July 2026. End cap with the capability to add a drive thru/outdoor patio!

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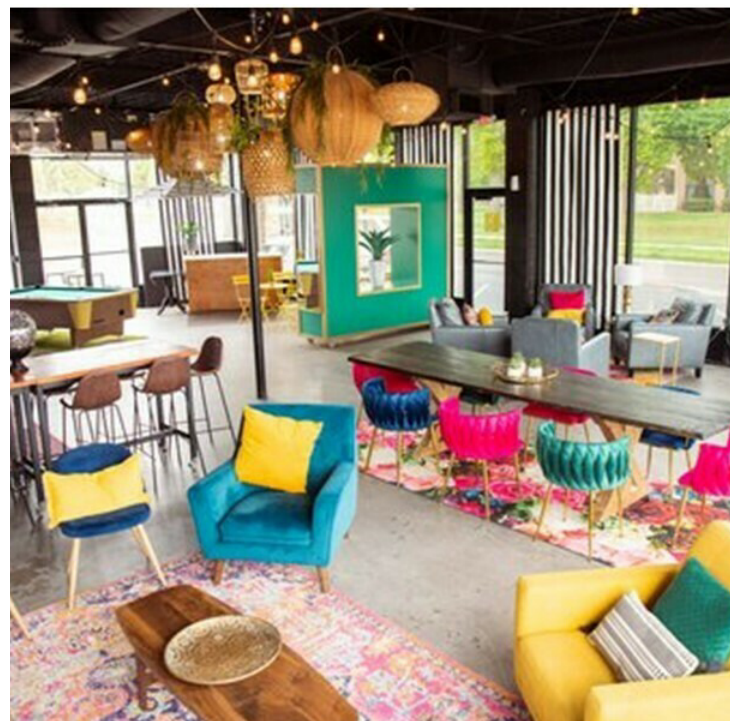
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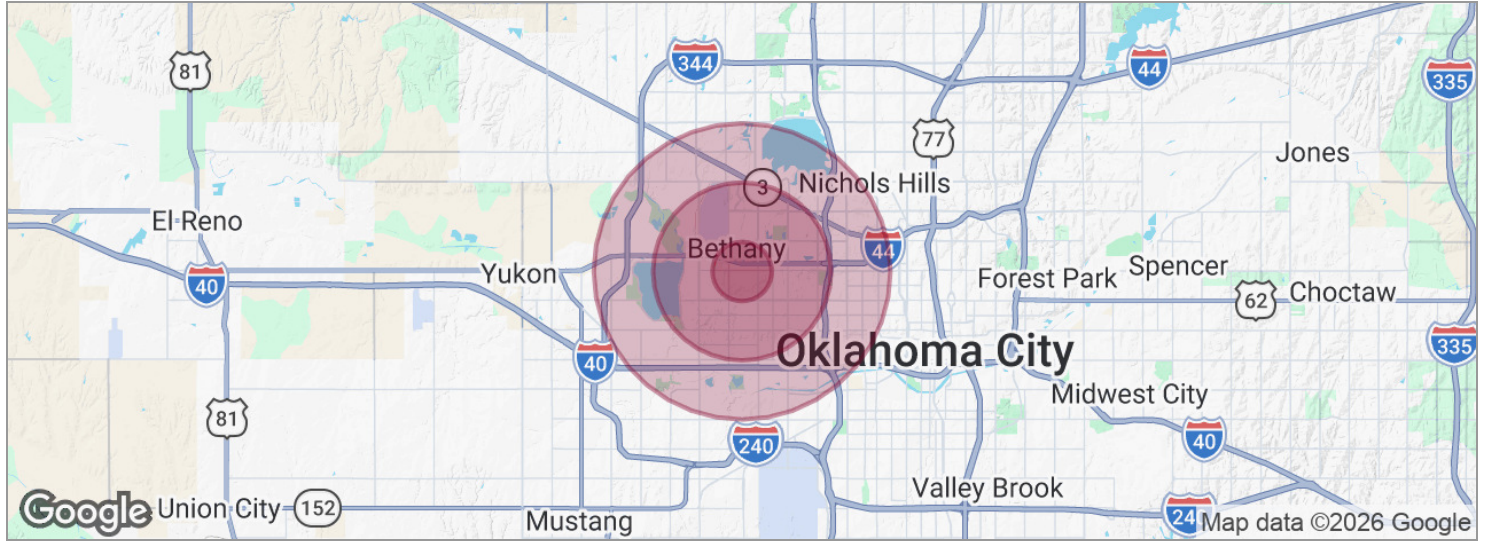
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	12,326	93,496	181,179
Median age	32.8	33.9	35.6
Median age (Male)	32.1	33.7	35.2
Median age (Female)	33.6	34.3	36.5

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,450	36,407	75,431
# of persons per HH	2.8	2.6	2.4
Average HH income	\$62,347	\$67,869	\$77,085
Average house value	\$160,783	\$163,458	\$191,994

*\* Demographic data derived from 2020 ACS - US Census*

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