

# COUNCIL ROAD PLAZA

8278 NW 39th Expressway, Bethany, OK 73008



## RETAIL SPACE NOW AVAILABLE

<b>Available SF:</b>	1,500 - 2,500 SF
<b>Suite 8290 - End-Cap Space:</b>	1,500 SF
<b>Suite 8288:</b>	2,500 SF
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	1.72 Acres
<b>Building Size:</b>	10,000 SF
<b>Year Built:</b>	1997
<b>Market:</b>	Northwest

## PROPERTY OVERVIEW

Convenience Store/Liquor Store - FOR LEASE - can be combined to accommodate 4,000 SF user or leased individually.

Equipment is still in place and can be used as part of the Lease or Landlord is willing to sell the equipment. The Pumps are closed.

Ideal for any type Retail/Restaurant user.

Council Road Plaza is a strategically positioned Retail Center in a rapidly developing and densely populated area with projected growth. This center consists of long term stable tenants.

Well established area with strong demographics, great traffic counts as well as ideal visibility to major intersection of NW 39th and Council.

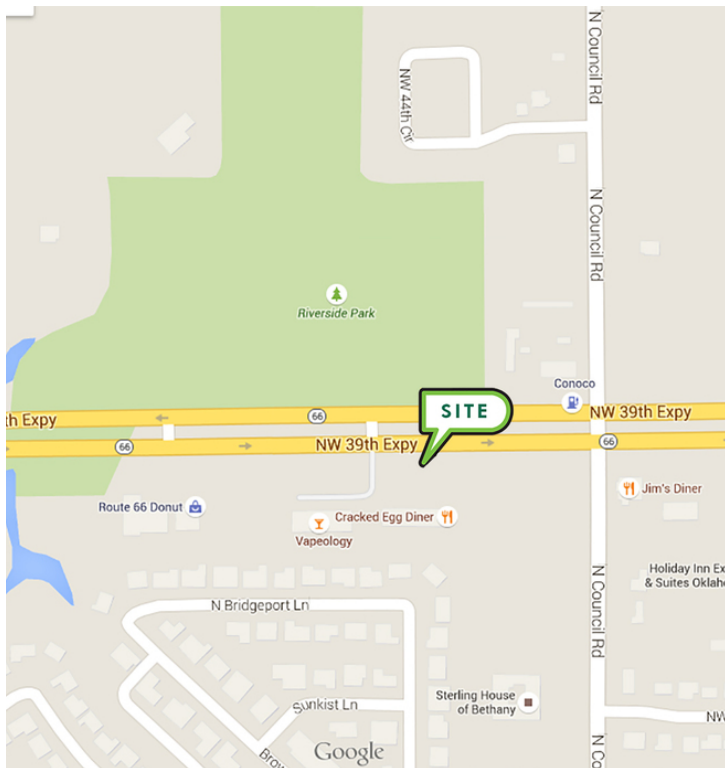
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## ROSHA WOOD

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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	474,993
Population Density	474,993
Median Age	35.3
Median Age (Male)	34.3
Median Age (Female)	36.4
Total Households	192,839
# of Persons Per HH	2.5
Average HH Income	\$62,233
Average House Value	\$162,664

## TRAFFIC COUNTS (per ACOG)

Council Rd	north	16,965
Council Rd	south	18,547
NW 39th Expwy	east	17,400
NW 39th Expwy	west	18,902

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