

COUNCIL ROAD PLAZA

8278 NW 39th Expressway, Bethany, OK 73008



RETAIL SPACE NOW AVAILABLE

Available SF:	2,250 SF
Suite 8288:	2,250 SF
Lease Rate:	Negotiable
Lot Size:	1.72 Acres
Building Size:	10,000 SF
Year Built:	1997
Market:	Northwest

PROPERTY OVERVIEW

Convenience Store – FOR LEASE.

Equipment is 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.

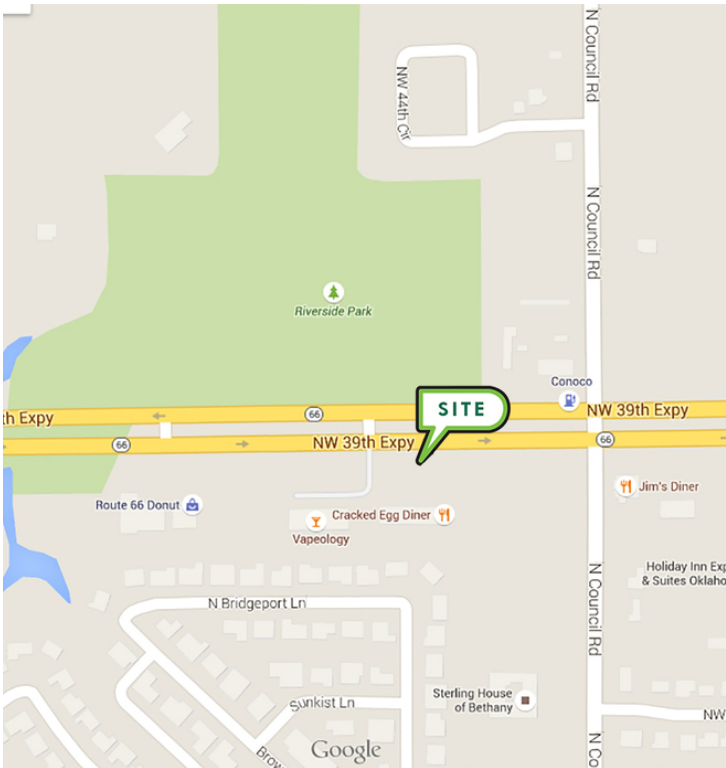
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

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	20,000
Council Rd	south	18,930
NW 39th Expwy	east	17,400
NW 39th Expwy	west	18,902

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