



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	10,000 SF
Available SF:	1,200 - 2,250 SF
Lot Size:	1.72 Acres
Year Built:	1997
Market:	Northwest

PROPERTY OVERVIEW

Two spaces available in this highly visible strip center. Council Road Plaza is well maintained offering reasonable lease rates.

Suite 8288 - Former Convenience Store – Negotiable rate - Equipment is still in place and can be used as part of the Lease or Landlord is will to sell the equipment. Pumps are closed.

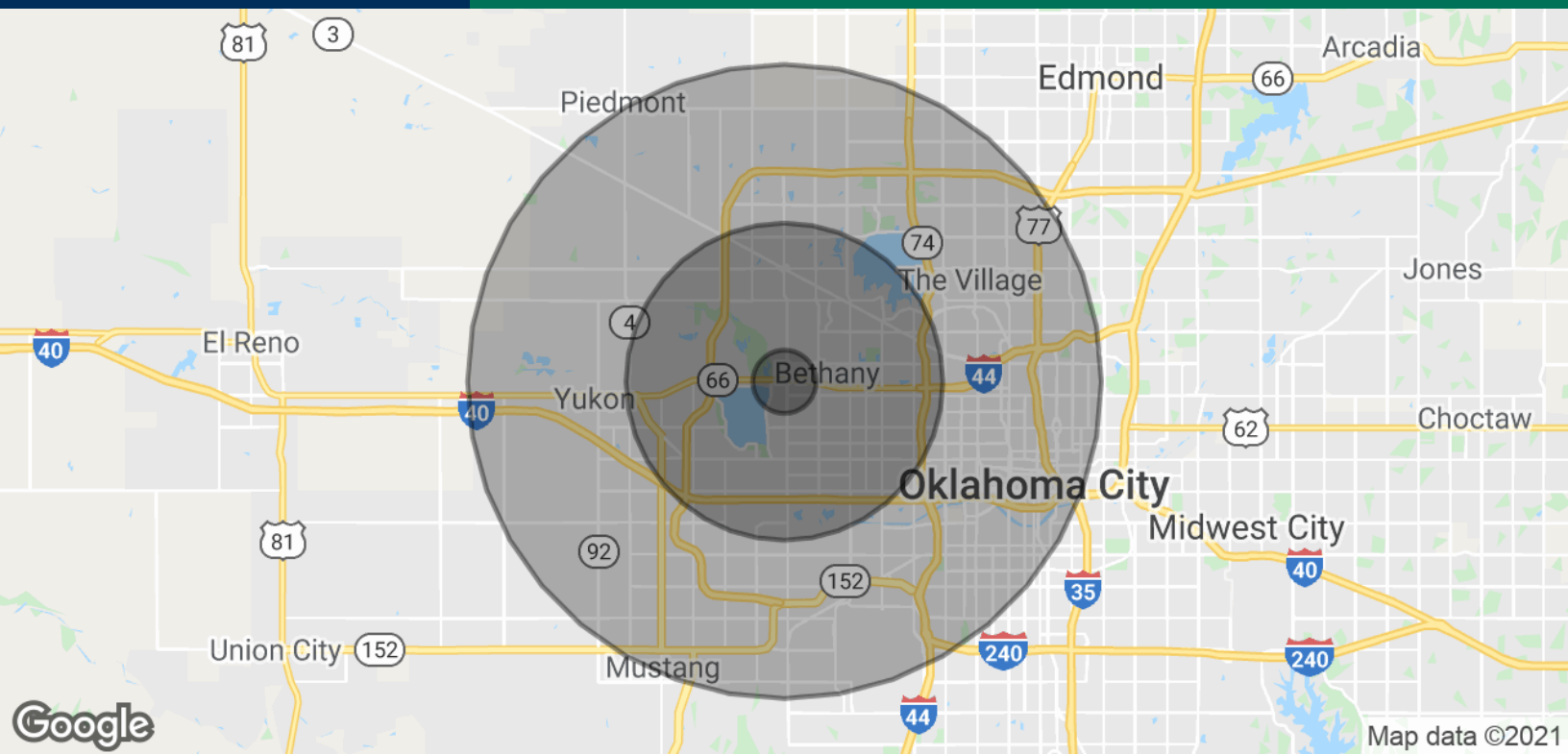
Suite 8290 - Former Cafe - \$12.00 psf (NNN) rate. End Cap space with drive thru capabilities. Vent hood intact. Move In Ready.

SPACES	LEASE RATE	SPACE SIZE
8288	Negotiable	2,250 SF
8290	\$12.00 SF/yr	1,200 SF

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Council Road Plaza

8278 NW 39th Expressway, Bethany, OK 73008



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,062	161,242	474,993
Average age	47.8	36.1	35.3
Average age (Male)	46.8	35.3	34.3
Average age (Female)	51.0	37.3	36.4

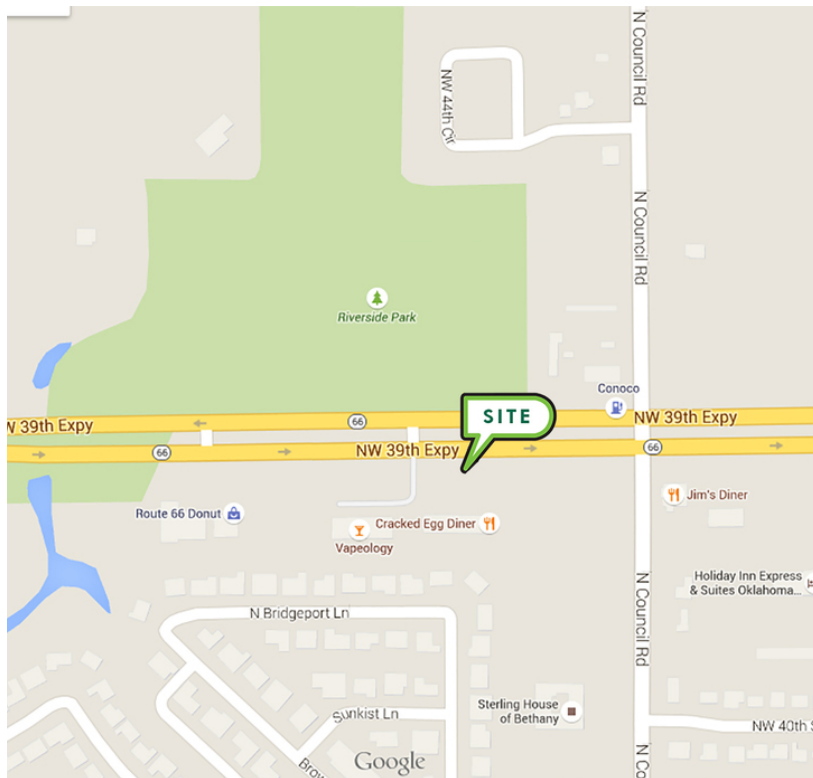
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,707	64,716	192,839
# of persons per HH	2.4	2.5	2.5
Average HH income	\$57,742	\$56,270	\$62,233

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS

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



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