

GLEN OAKS

7120 NW 23RD STREET, BETHANY, OK



PROPERTY OVERVIEW

Located at the SWC of N. Rockwell Ave. and NW 23rd. Anchored by Westlake Hardware-Ace Hardware and Dollar Tree along with Anytime Fitness, All American Pizza and Metro by T-Mobile. Parking lot lights have been upgraded to LED lighting. The 0.77 Pad Site is available for development, site plan is available upon request. Area retailers include Walgreens and McDonalds and Cash Saver Foods (50,000 s.f. grocery store). Traffic count of 38,000 vpd at this intersection. The property is located adjacent to Western Oaks Middle School and in the Putnam City school district.

TRAFFIC COUNTS

N. ROCKWELL AVE	19,582 VPD
NW 23RD ST	13,181 VPD

GLA: 49,161 SF ACRES: 5.43 WEB LINK: jahrealty.propertycapsule.com/glenoaks

DEMOGRAPHICS

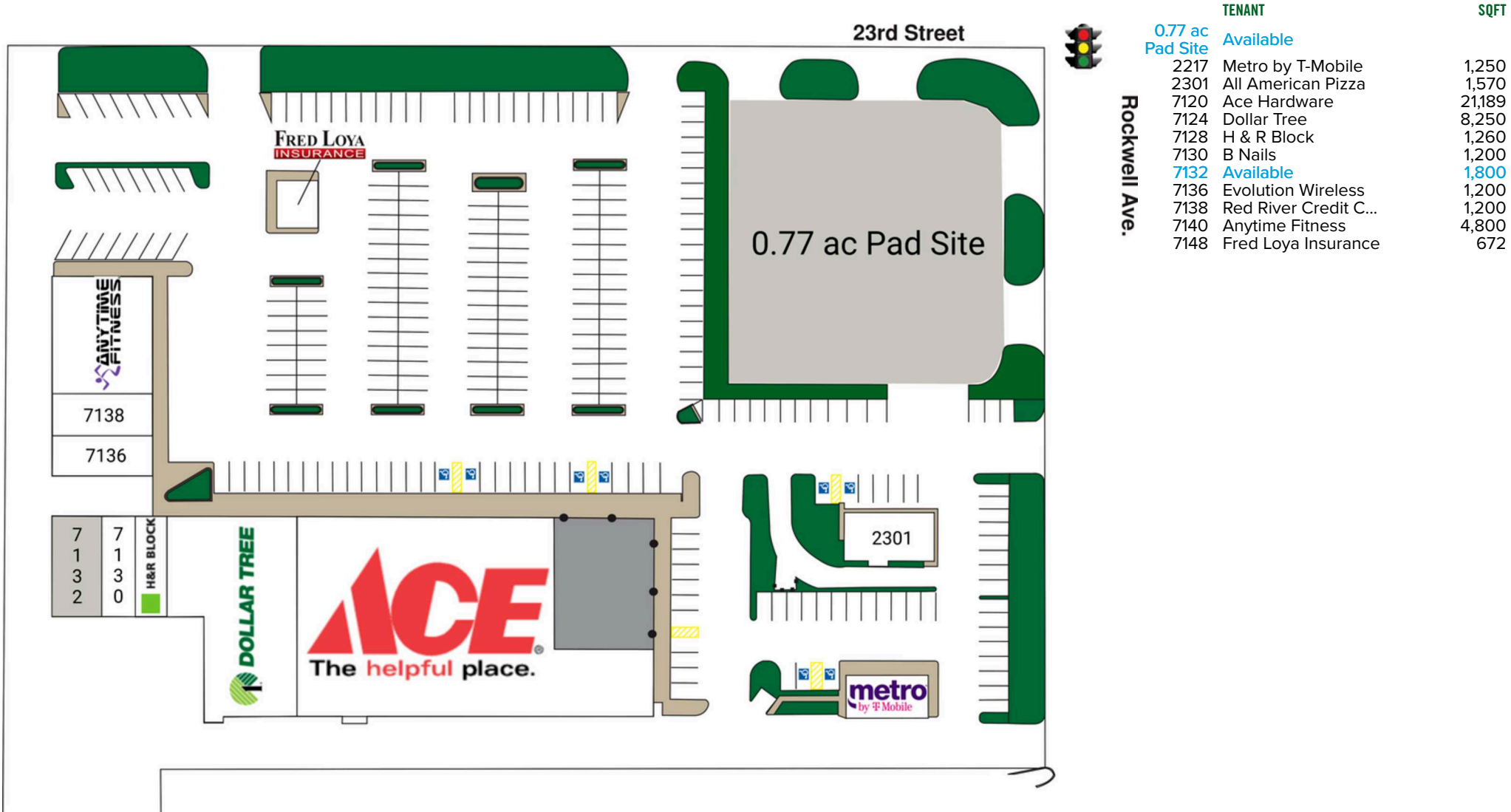
2024 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	74,364	71,471	\$56,837
5 MILE	174,099	191,734	\$65,258

LEASING CONTACT

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Rockwell Ave.

0.77 ac Pad Site		TENANT	SQFT
Available		2217 Metro by T-Mobile	1,250
		2301 All American Pizza	1,570
		7120 Ace Hardware	21,189
		7124 Dollar Tree	8,250
		7128 H & R Block	1,260
		7130 B Nails	1,200
Available		7132 Available	1,800
		7136 Evolution Wireless	1,200
		7138 Red River Credit C...	1,200
		7140 Anytime Fitness	4,800
		7148 Fred Loya Insurance	672

Availability

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