

# 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](http://jahrealty.propertycapsule.com/glenoaks)

## DEMOGRAPHICS

2023 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
7132	Available	1,800
7136	Available	1,200
7138	Red River Credit C...	1,200
7140	Anytime Fitness	4,800
7148	Fred Loya Insurance	672

Availability

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