## **GLEN OAKS** 7120 NW 23RD STREET, BETHANY, OK





### **PROPERTY OVERVIEW**

Located at the SWC of N. Rockwell Ave. and NW 23rd. Anchored by Westalke 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**

2023	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
ESTIMATES 3 Mile	74,364	71,471	\$56,837
5 MILE	174,099	191,734	\$65,258

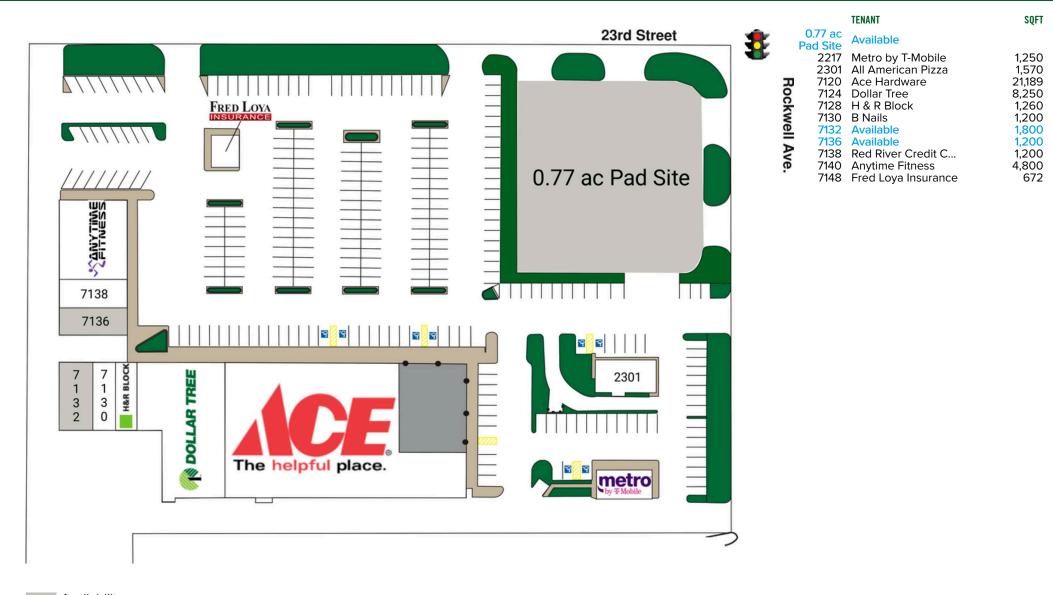
#### LEASING CONTACT

## ELISE LOPEZ

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Availability

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