



3640 N. Rockwell Avenue

Bethany, Oklahoma 73008

PROPERTY HIGHLIGHTS

- Vacant Convenience Store
- High Visibility Corner
- Tons of Traffic at N.W. 36th Street & Rockwell
- Building in Good Condition
- Tanks & Mechanical Good Condition
- Great Location for Another Type of Business



TOTAL SF	2,728 SF MOL
LAND IN ACRES	0.6198 MOL
ZONING	C-G Community General
GENERAL USE	Retail
TAXES	\$4,812

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DEMOGRAPHICS

Population		
1 Mile: 12,062	3 Mile: 81,056	5 Mile: 155,409
Average Household Income		
1 Mile: \$35,557	3 Mile: \$37,002	5 Mile: \$38,165
Total Households		
1 Mile: 4,758	3 Mile: 34,814	5 Mile: 67,689

LOCATION HIGHLIGHTS

- Frontage: 167' on Rockwell Avenue
- Dimensions: 167' x 187'



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