

# 2309 N Willow Ave - Retail/Office Space-Move In Ready

2309 N Willow Ave, Bethany, OK 73008



## RETAIL SPACE NOW AVAILABLE - SUITE B

<b>Available SF:</b>	1,450 SF
<b>Lease Rate:</b>	\$1,000 per month plus monthly utilities
<b>Lot Size:</b>	0.25 Acres
<b>Building Size:</b>	2,484 SF
<b>Year Built:</b>	2000
<b>Sub Market:</b>	northwest
<b>Cross Streets:</b>	NW 23rd & N Rockwell Ave

This free-standing, 2-tenant building is located on N Willow Ave, one block east of the busy growing intersection of NW 23rd & Rockwell.

Suite B - Turn-Key ready for law firm, office user, consulting, insurance, etc.

Easy access

Pylon Signage Available as well Building Signage (front/back)

Ample Parking

This intersection is home to national retailers with high traffic volume.

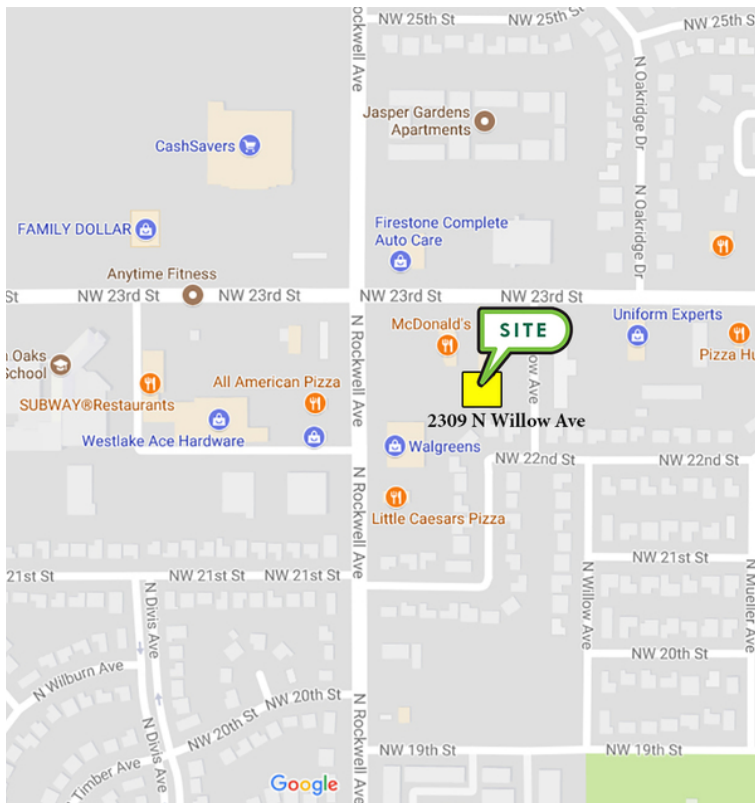
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FOR MORE INFORMATION, CONTACT

**Rosha Wood**  
[rwood@pricedwards.com](mailto:rwood@pricedwards.com)  
405.843.7474  
210 Park Ave, Suite 700  
Oklahoma City, OK 73102  
[www.pricedwards.com](http://www.pricedwards.com)

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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

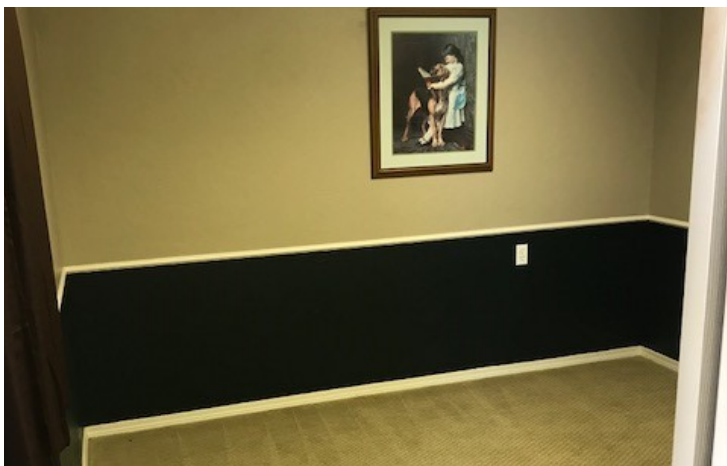
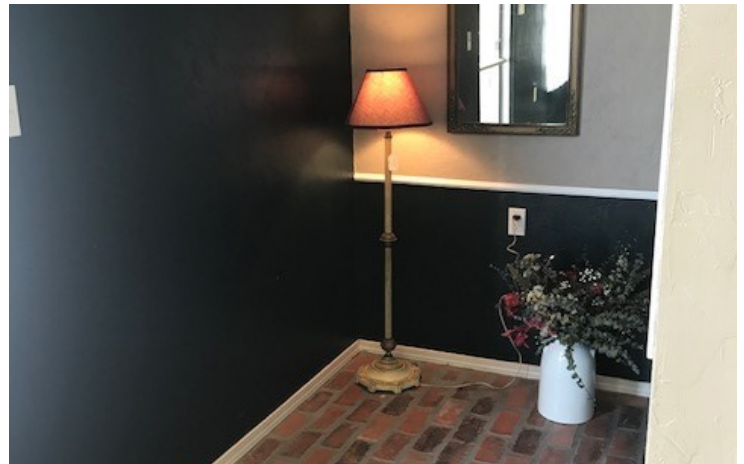
Total Population	159,093
Population Density	159,093
Median Age	35.1
Median Age (Male)	34.7
Median Age (Female)	36.3
Total Households	64,457
# of Persons Per HH	2.5
Average HH Income	\$51,595
Average House Value	\$119,736

## TRAFFIC COUNTS (per ACOG)

NW 23rd	east/west	17,290
N Rockwell Ave	north/south	18,584

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