

FOR SALE



## STRAY DOG CAFE

6722 NW 39TH EXPY, BETHANY, OK 73088



**BANTA**  
Property Group

**BANTA PROPERTY GROUP, LLC**

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## OFFERING SUMMARY

Sale Price:	\$399,000
Building Size:	3,000 SF
Available SF:	
Lot Size:	0.09 Acres
Price / SF:	\$133.00
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1930
Zoning:	Commercial
Market:	Bethany, Oklahoma

## PROPERTY OVERVIEW

This 3,000 square foot free standing building is currently being operated as the Stray Dog Cafe. Since the property is currently operating as a cafe, this is a great opportunity for someone to build upon a solid business. All existing FF&E is included in the sale price. The current owner is retiring but is willing to help a new operator with operations in the beginning if needed.

Located in the heart of Bethany this property features an outdoor patio overlooking the street. This inviting property fronts NW 39th Expressway and is directly across from Southern Nazarene University and only a block away from the Children's Center Rehabilitation Hospital.

## PROPERTY HIGHLIGHTS

- Directly across from Southern Nazarene University
- High traffic corridor with over 25,000 VPD
- Ample parking

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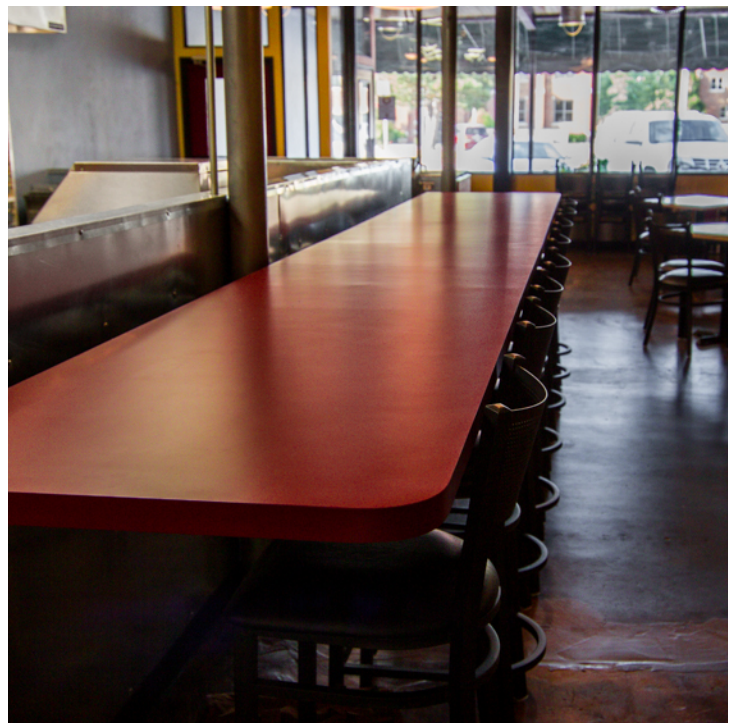
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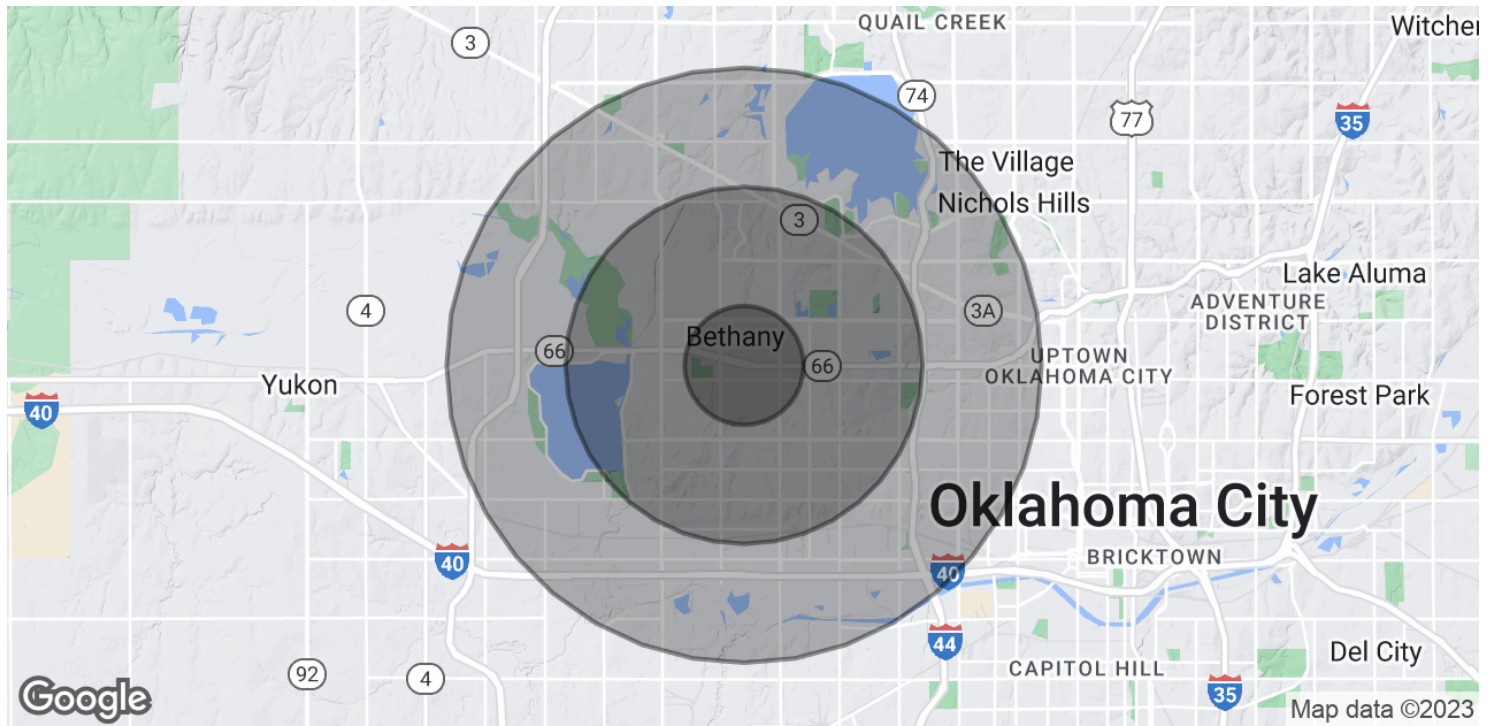
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,414	91,527	183,898
Average age	30.4	35.3	36.0
Average age (Male)	31.5	35.3	35.1
Average age (Female)	32.9	36.2	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,483	37,073	76,278
# of persons per HH	2.8	2.5	2.4
Average HH income	\$46,550	\$49,816	\$53,889
Average house value	\$94,779	\$122,931	\$126,320

\* Demographic data derived from 2020 ACS - US Census

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