

11,520 SF ROUTE 66 RETAIL & SHOWROOM SPACE FOR LEASE



**9216 E ADMIRAL PLACE,
TULSA, OK 74128**

GREAT AMERICAN FLEA MARKET

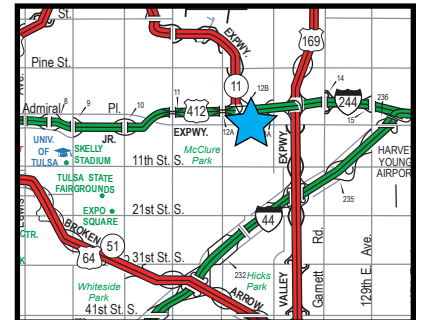


SIZES

- 11,520 SF ± End Cap Showroom/Display Space

FEATURES

- Former grocery store space anchors an 84,000 SF antique & furnishings hub
- Existing shelving, display fixtures, and equipment convey (see inventory list)
- Expansive, flexible showroom floor with 12' ceilings
- Fully sprinklered throughout (wet pipe)
- 400 amp / 240V service
- Landlord provides full HVAC maintenance — no mechanical repair or replacement exposure to tenant
- Dedicated 8' x 10' side overhead door — for loading/receiving supply
- Prominent building fascia and marquee signage on Admiral Place
- Zoned CG (Commercial General) — broad retail, service, showroom and warehouse uses permitted
- Abundant shared surface parking, with the full lot open weekdays
- Built-in weekend traffic from co-tenants Great American Flea Market & Antique Mall, Circle 66 Emporium, and Southern Home Furnishings
- Minutes to I-244 and US-169



DISCLOSURE: Property is located in a FEMA-designated flood zone; flood insurance may be required.

The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

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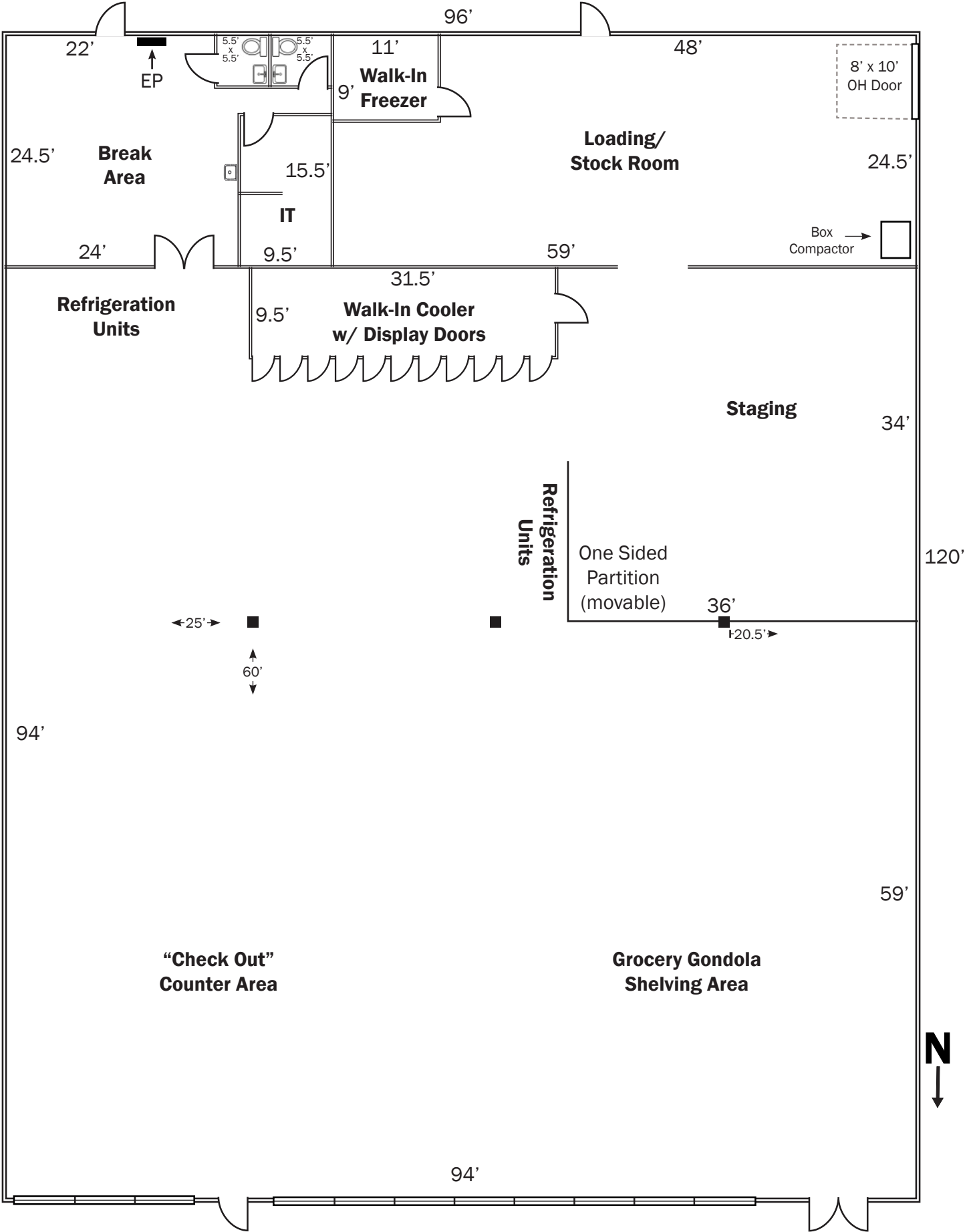
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AERIALS



FLOOR PLAN



PHOTOS



SHELVING IN OPEN AREA



CHECK OUT AREA



WALK-IN COOLER



WALK-IN COOLER



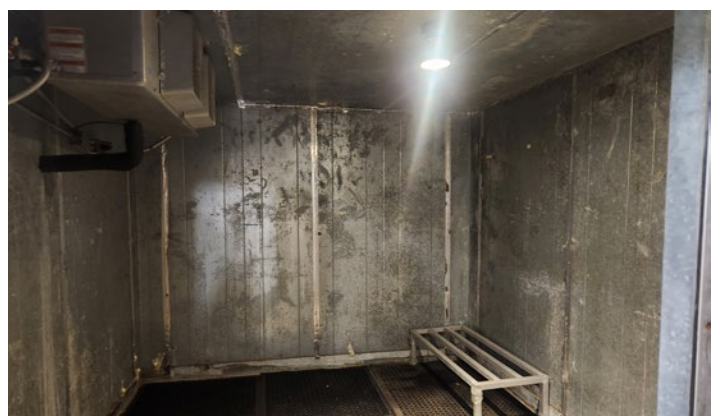
STAGING AREA



LOADING/STOCK ROOM



BREAK AREA



WALK-IN FREEZER

INCLUDED FIXTURES & EQUIPMENT

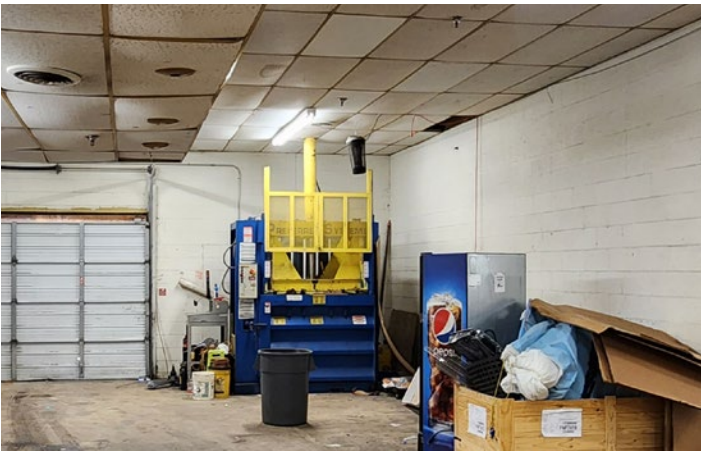
- Walk In Cooler with 9 reach-in merchandise doors
- Walk In Freezer
- Freestanding refrigeration units:
 - 4 - 3 Door reach-in glass doors;
 - 2 - 2 Door reach-in glass doors
- 10- 2 sided freestanding grocery shelving units/perimeter single sided grocery shelving
- Box Compactor;
- Multiple Pallets,
- Counter Tables



SHELVING UNITS



SHELVING UNITS



BOX COMPACTOR



PALLETS



FREE-STANDING REFRIGERATION UNITS



FREE-STANDING REFRIGERATION UNITS