

Brookside Retail Land For Lease or Build To Suit

4818 S Peoria Ave,
Tulsa, OK 74105

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Property Summary



Property Description

Rare opportunity to be in one of Tulsa's most desirable retail corridors. The "Brookside" area stretches from approximately 33rd & Peoria to Interstate 44 (51st Street). The northern area has some of Tulsa's finest restaurants, Whole Foods, Trader Joes, LuLuLemon, Raising Cane's etc. The area south of 41st has more traditional users such as Taco Bell, Taco Bueno, Walgreens, Braums, KFC, and the new Chick-Fil-A and Panda Express which is across from this site.

The site has 23,288 SF and offers excellent visibility, signage, and east ingress and egress from Peoria. It is also the first available site for customers exiting Interstate 44 as you travel north.

The site is being offered as a ground lease at \$90,000/ year and the owner will consider a build-to-suit and/or a tenant improvement allowance.

Offering Summary

Ground Lease:	\$90,000 Per Year
Lot Size:	0.535 Acres
Existing Building	1,508 SF

Additional Photos

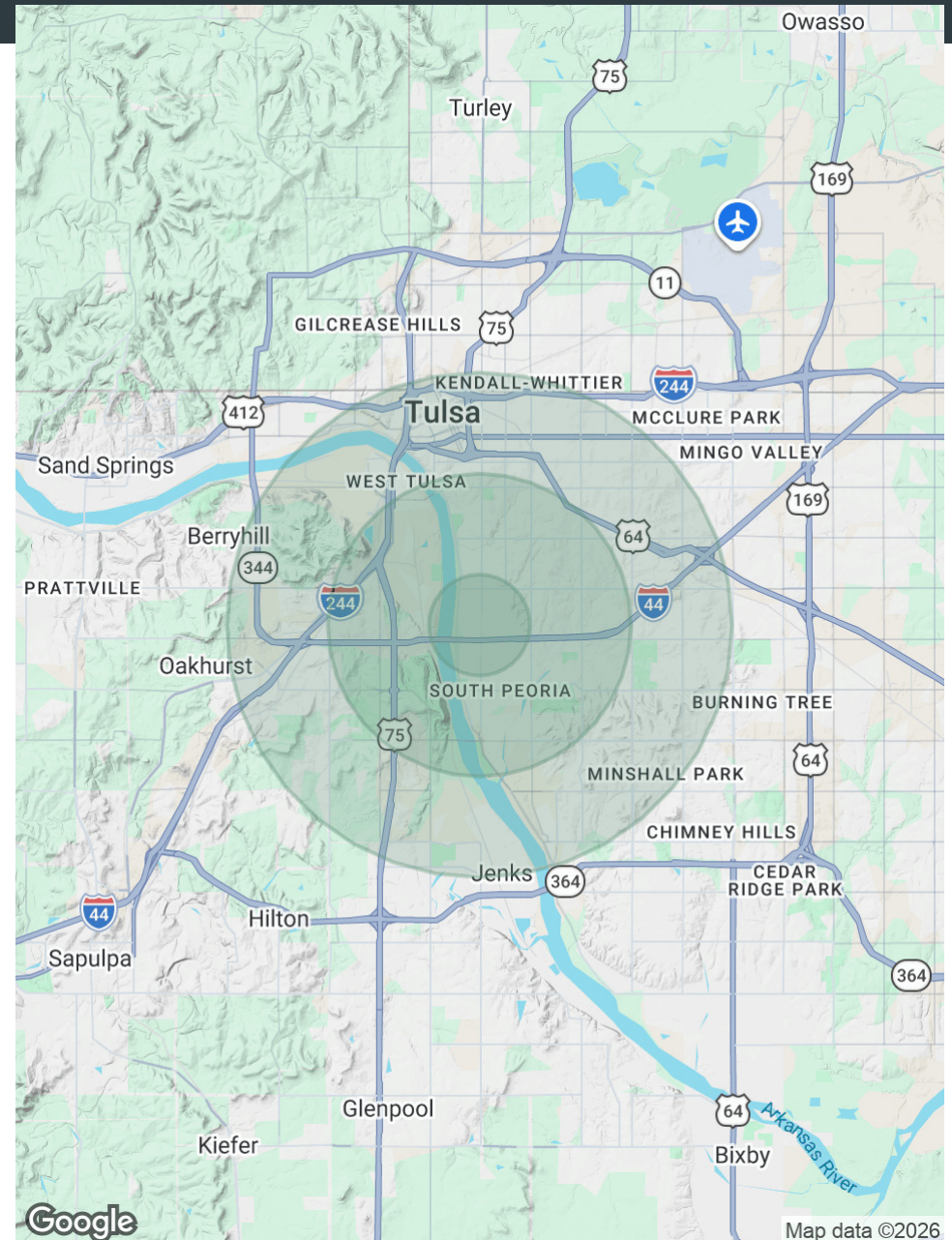


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	11,533	72,481	185,661
Average Age	37.7	40.5	38.8
Average Age (Male)	35.2	39.1	37.9
Average Age (Female)	40.0	42.0	39.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,922	33,683	83,930
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$87,111	\$119,737	\$98,998
Average House Value	\$245,381	\$391,206	\$297,511

2023 American Community Survey (ACS)



Contact

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