



AVAILABLE FOR SALE OR LEASE · FREESTANDING RETAIL

1906 S Sheridan Rd

±7,700 SF ON ±4.45 ACRES · ±2-ACRE SECURE YARD · 250' FRONTAGE

SALE PRICE

\$1,650,000

\$214.29/SF building

LEASE RATE

\$16.00/SF NNN

\$10,267 per month

BUILDING**±7,700 SF**

Freestanding · masonry · 1993

SITE**±4.45 Acres**

193,704 SF · three tracts

PARKING**±95 Spaces**

12.3 per 1,000 SF

TRAFFIC**±13,469 VPD**

S Sheridan Rd at subject

A freestanding retail building with more than two acres of secure, fenced yard behind it — on 250 feet of S Sheridan Rd frontage, next door to Furniture Row and Denver Mattress. **Delivered vacant, with recent ownership improvements.**

**Josh Love**

LEASING & SALES ASSOCIATE

jlove@priceedwards.com · 918.978.2428 Cell · 918.394.1000 Office

**Christian Funk**

LEASING & SALES ASSOCIATE

cfunk@priceedwards.com · 559.307.9833 Cell · 918.394.1000 Office

SITE BOUNDARIES



Blue outline denotes the property boundary — $\pm 193,704$ SF / ± 4.45 acres across Parent Tract '2', Split Tract 'A' and Split Tract 'C'. Green shading denotes the mutual access easement serving the site from the west. Boundaries shown are approximate and for illustration only; refer to the survey exhibit and title commitment.

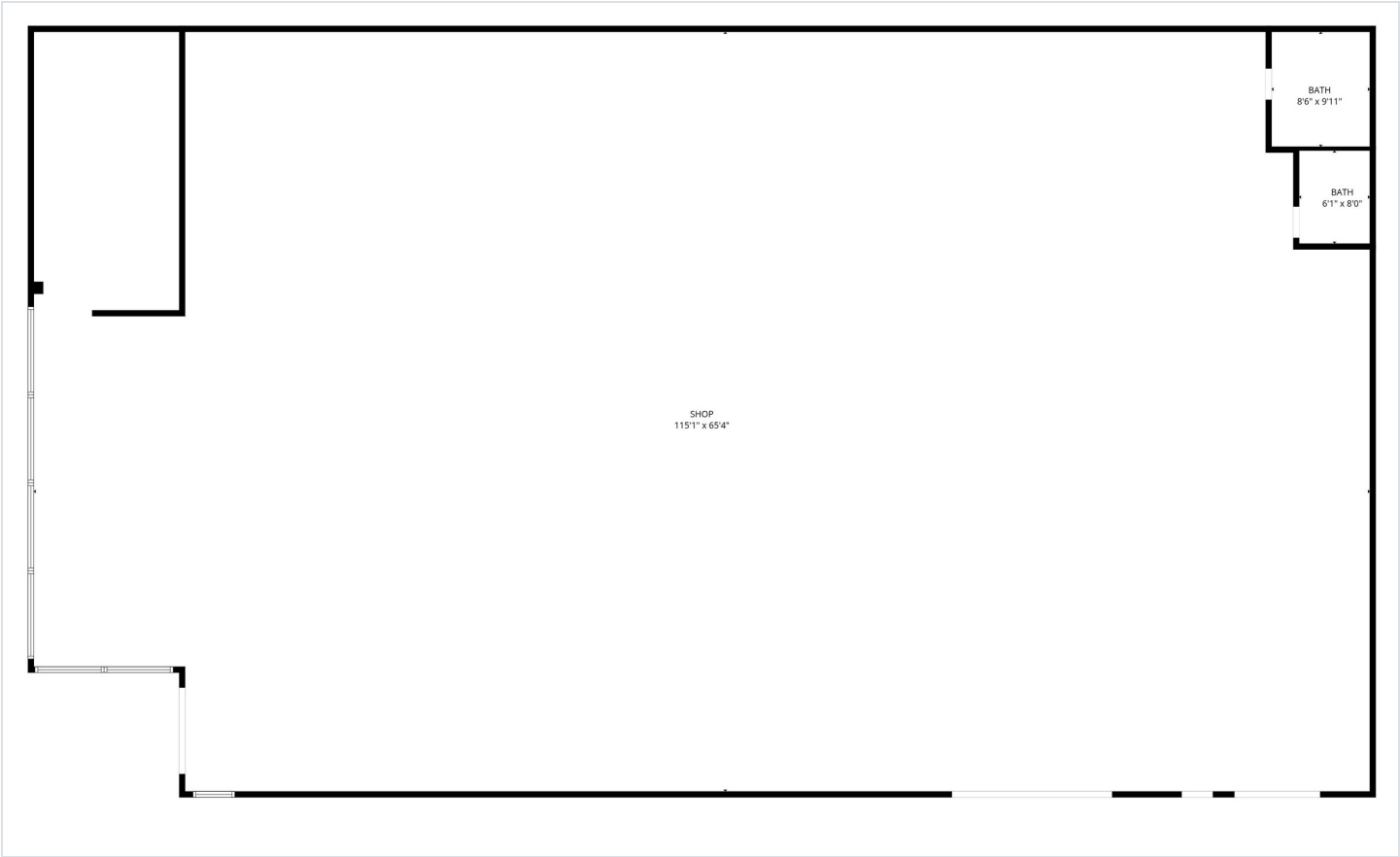
PROPERTY HIGHLIGHTS

- **Ownership has invested in the property.** Chadwick's completed a series of upgrades after acquiring the site — and never occupied the building. It delivers vacant and improved.
- **More than two acres of secure, fenced yard.** Gated storage and staging behind the building — effectively unreplaceable on a CS-zoned retail corridor.
- **250 feet of frontage** on S Sheridan Rd with a monument sign and $\pm 13,469$ vehicles per day.
- **Exceptional parking.** ± 95 surface spaces at 12.3 per 1,000 SF — deep enough for customers plus display, fleet or seasonal use.
- **Established retail node.** Immediate neighbors include Furniture Row, Denver Mattress, Tempur-Pedic, AutoZone and O'Reilly Auto Parts.
- **10' x 11' overhead door** with direct drive-through access to the rear yard — rare in a retail box, and $\pm 12'7"$ of clear height throughout.
- **Wide range of qualified users.** Retail, showroom, garden center, home improvement, equipment or vehicle sales, service and owner-user occupancy.
- **Central Tulsa access.** ± 1.4 miles to the Broken Arrow Expressway, ± 1.9 miles to I-44 and ± 5 miles to downtown; 228,655 residents within five miles.





FLOOR PLAN

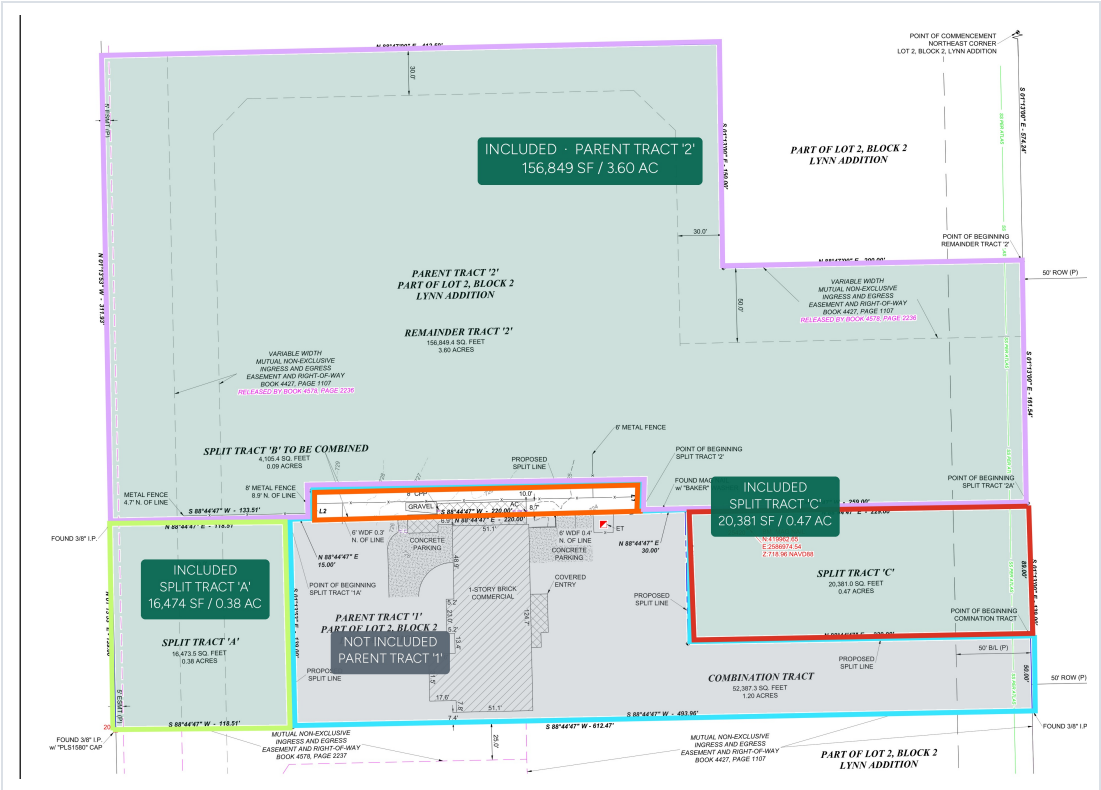


Floor plan produced by CubiCasa. Measurements deemed reliable but not guaranteed — purchaser or tenant to verify all dimensions, areas and clear heights.

CLEAR HEIGHT ±12'7" Throughout the shop	OVERHEAD DOOR 10' × 11' One (1) · drive-through to yard	POWER 120/208V 3-phase, 4-wire · two panels	RESTROOMS Two (2) 8'6"×9'11" & 6'11"×8'0"
--	--	--	--

PROPERTY SPECIFICATIONS

ADDRESS 1906 S Sheridan Rd, Tulsa, OK 74112	YARD ±2 acres secured / fenced
LAND AREA ±193,704 SF / ±4.45 acres	PARKING ±95 surface spaces (12.3 / 1,000 SF)
TRACTS Parent Tract '2', Split Tract 'A', Split Tract 'C'	FRONTAGE 250' on S Sheridan Rd
BUILDING ±7,700 SF freestanding	SIGNAGE Monument sign on Sheridan
YEAR BUILT 1993	RESTROOMS Two (2)
CONSTRUCTION Masonry	ZONING CS — Commercial Shopping (City of Tulsa)
CLEAR HEIGHT ±12'7"	FLOOD ZONE Zone X — outside 0.2% chance floodplain
LOADING One (1) 10' × 11' overhead door	OCCUPANCY Vacant — immediate
POWER 120/208V, 3-phase, 4-wire, two panels; amperage to be verified	PRIOR USE AutoZone; later Chadwick's Lawn & Landscape



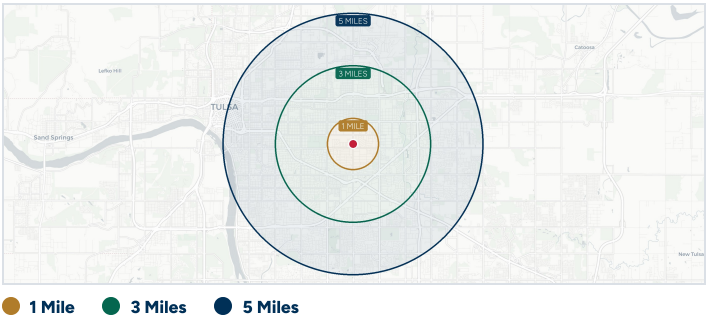
The offering comprises Parent Tract '2', Split Tract 'A' and Split Tract 'C' — ±193,704 SF / ±4.45 acres. Parent Tract '1' is not included. The ±7,700 SF building sits on Parent Tract '2' and is not depicted on the surveyor's drawing. Lot line adjustment survey with topography by Fritz Land Surveying, LLC (FLS #25420), dated 09.23.2025. CS zoning carries a 10' front, 5' side and 20' rear setback. Areas, dimensions and tract configuration are approximate and subject to final plat and independent verification.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,716	97,819	228,655
HOUSEHOLDS	4,601	40,816	95,173
MEDIAN HH INCOME	\$52,188	\$54,867	\$56,188
AVERAGE HH INCOME	\$65,271	\$76,247	\$86,513
DAYTIME EMPLOYEES	4,481	48,112	181,898
MEDIAN AGE	36.0	35.4	35.3
OWNER-OCCUPIED	56.4%	55.5%	53.0%
MEDIAN HOME VALUE	\$160,200	\$158,000	\$162,500

U.S. Census Bureau, ACS 2019–2023 5-Year Estimates apportioned to radius rings using 2020 Decennial census-block weights. Daytime employees: LEHD LODS (2022). Traffic: INCOG / StreetLight AADT estimates, 2025.

TRADE AREA



TRAFFIC & ACCESS

S SHERIDAN RD — AT SUBJECT	±13,469 VPD
E 21ST ST S — AT SHERIDAN	±9,954 VPD
BROKEN ARROW EXPY (US-64)	±1.4 mi · 93,499 VPD
I-44 — AT SHERIDAN	±1.9 mi · 114,587 VPD
DOWNTOWN TULSA	±5.1 mi

For More Information
Contact

Josh Love
LEASING & SALES ASSOCIATE
jlove@priceedwards.com
918.978.2428 Cell · 918.394.1000 Office

Christian Funk
LEASING & SALES ASSOCIATE
cfunk@priceedwards.com
559.307.9833 Cell · 918.394.1000 Office

The information contained herein has been obtained from sources deemed reliable, but Creek Price Edwards makes no warranties or representations as to its accuracy. Square footages, land areas, dimensions, tract configurations, zoning, utilities, sale price and lease terms are approximate and subject to verification, change, prior sale or lease, or withdrawal without notice. Property boundaries shown on aerial photography are approximate and illustrative only. Demographic and traffic figures are third-party estimates. Prospective purchasers and tenants should independently verify all information and conduct their own due diligence prior to executing a contract or lease.