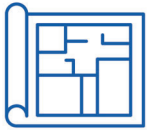


FOR LEASE | Shoppes on Peoria

1717 N Peoria Ave, Tulsa, OK 74106

WIGGIN
PROPERTIES, LLC



1,191 - 1,198

Available SF



Negotiable

Lease Rate

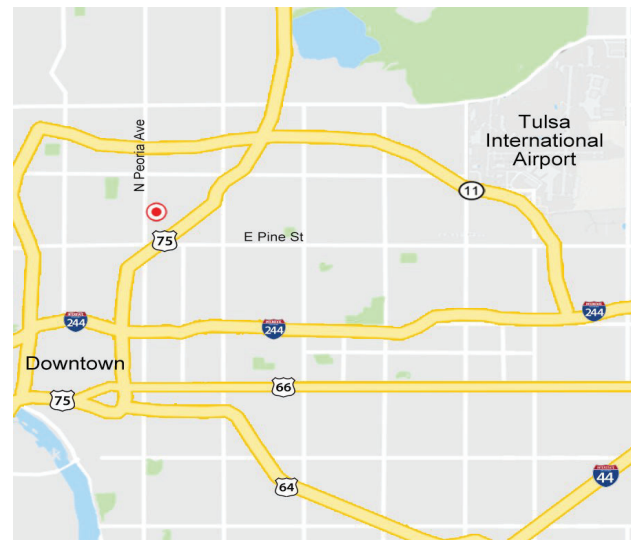


Retail

Property Type

HIGHLIGHTS

- ✓ High-visibility retail center along N Peoria with strong exposure.
- ✓ Strong co-tenancy including Oasis Fresh Market, UPS, WingStop, Little Caesar's, & Tropical Smoothie Cafe.
- ✓ Surrounded by national retailers such as McDonald's, Sonic, Burger King, and QuikTrip.
- ✓ Pylon and building signage available for maximum visibility.
- ✓ Proximity to major demand drivers including Booker T. Washington High School, OSU-Tulsa, and Minutes to Downtown Tulsa.
- ✓ Easy access to I-75 with strong connectivity across Tulsa.
- ✓ Traffic Counts: 46,000 VPD on I-75, 19,000 VPD on N Peoria Ave, 17,000 VPD on E Pine St.



AREA DEMOGRAPHICS

	2025	3 Miles	5 Miles	10 Miles
Total Population		77,494	150,555	412,652
Avg HH Income		\$60,214	\$74,190	\$76,893
Total Households		30,553	61,840	171,214

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WIGGIN
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Suite 5 - 1,191 SF

Suite 8 - 1,198 SF



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