

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

The available 38,000 SF space at 6921 E. Admiral Place offers a rare opportunity to lease a highly visible anchor retail location in one of Tulsa's most active eastside commercial corridors. Formerly occupied by Conn's HomePlus, the space features a functional combination of large-format showroom area, warehouse/storage capabilities, dock-high loading access, employee break rooms, and multiple restrooms, making it well-suited for a wide variety of retail, showroom, furniture, appliance, discount retail, wholesale, entertainment, or service-oriented users.

Positioned within a 91,738 SF retail center, the property benefits from strong co-tenancy and daily traffic drivers including Planet Fitness and a new Hispanic grocery store opening adjacent to the available suite. The surrounding tenant mix and neighborhood demographics create consistent consumer traffic throughout the day and evening hours. The site also benefits from excellent visibility and accessibility near Interstate 244 and the Tulsa International Airport, allowing convenient access from multiple areas of Tulsa.

The building offers prominent façade exposure with existing parapet walls capable of accommodating large-format tenant signage, providing exceptional branding visibility along Admiral Place. The center features ample surface parking and easy customer circulation, making it attractive for high-volume retail operations and destination-based tenants alike.

This location presents an excellent opportunity for retailers and commercial users seeking affordable large-format space with existing infrastructure, strong accessibility, established neighboring traffic generators, and proximity to major transportation corridors and the Tulsa Airport.

## OFFERING SUMMARY

Lease Rate:	\$7.50 / SF /YR + (NNN)
Available SF:	38,000 SF
Monthly Rent:	\$23,750 + NNN
# of Spaces:	3
Spaces Available:	1
% Occupied:	60%
Building Size:	91,738 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,889	29,851	70,740
Total Population	13,390	75,708	177,252
Average HH Income	\$58,839	\$61,866	\$78,631

## CHANDLER MOREAU

Owner / Managing Broker

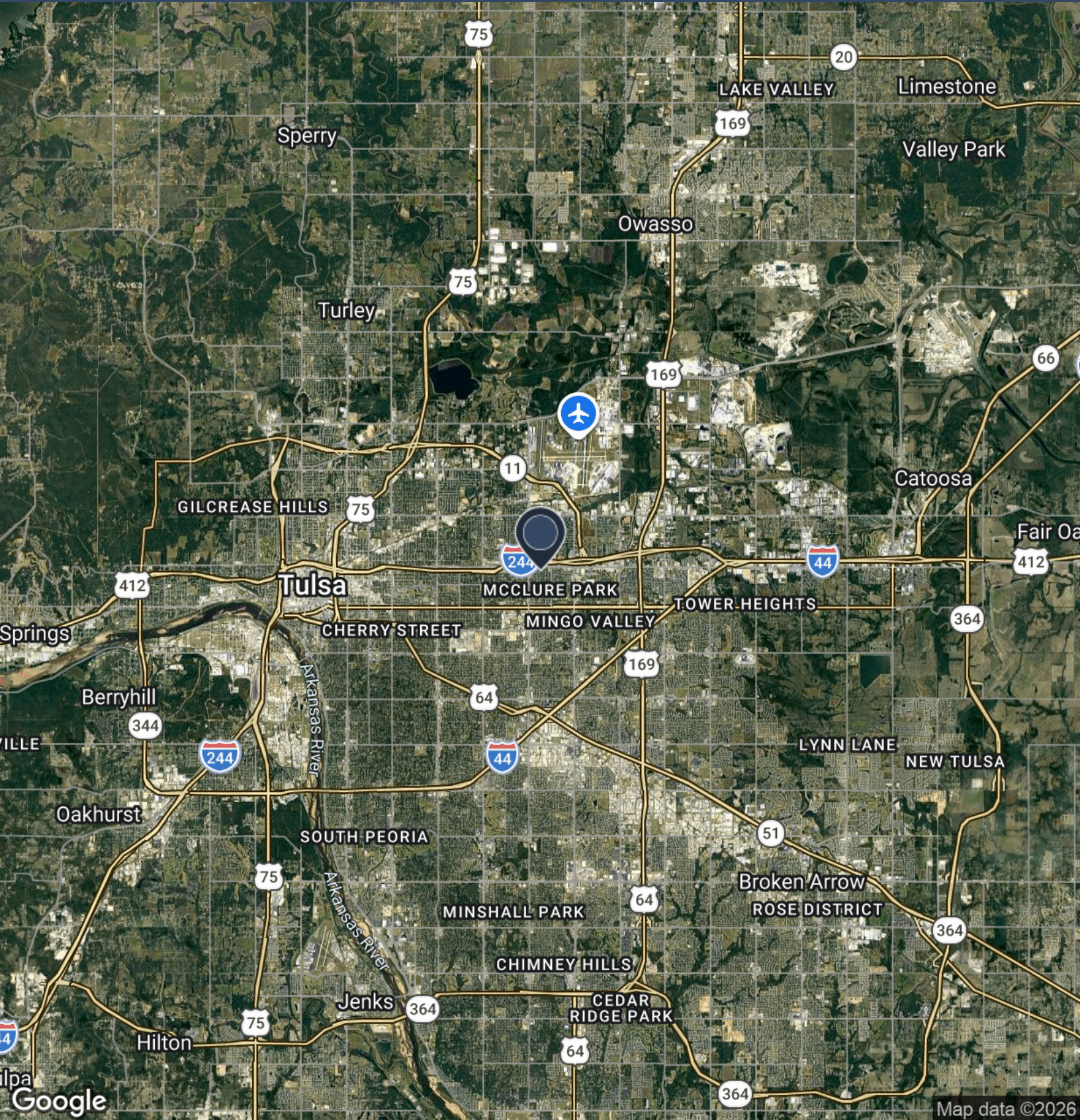
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# SITE PLAN



# LOCATION MAP



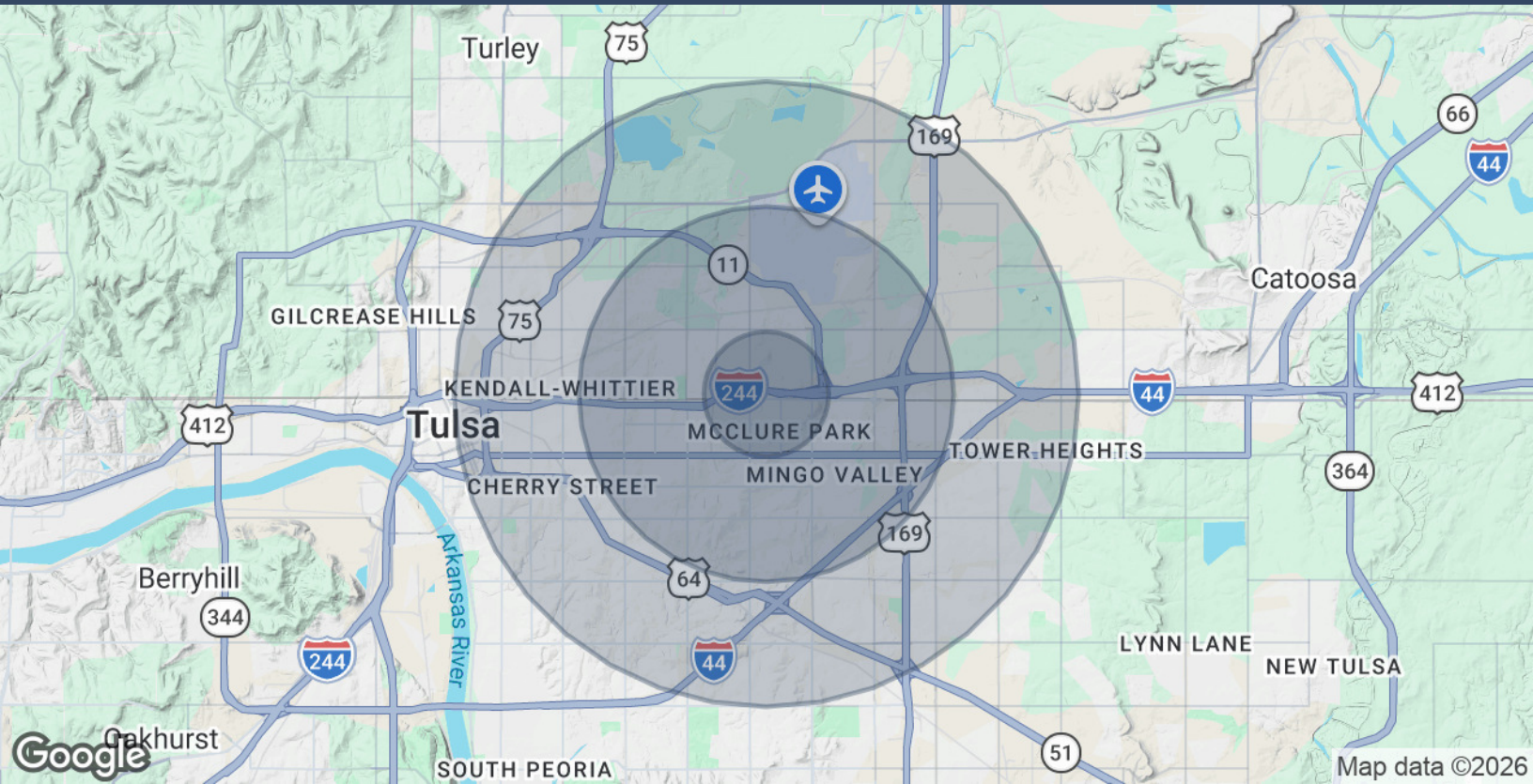
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,390	75,708	177,252
Average Age	31.1	33.4	34.6
Average Age (Male)	31.3	33.5	34.2
Average Age (Female)	31.9	34.4	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,889	29,851	70,740
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$58,839	\$61,866	\$78,631
Average House Value	\$103,441	\$138,075	\$212,357

2023 American Community Survey (ACS)

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