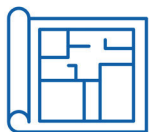


FOR LEASE | 3100 JAMESTOWN

3100 S Jamestown Ave, Tulsa, OK 74135

WIGGIN
PROPERTIES, LLC



727-3,779

Square feet

Available SF



\$18.50-\$21.50

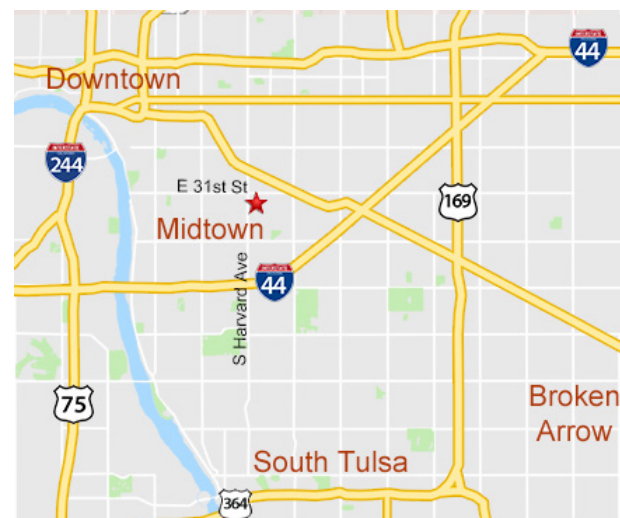
+ NNN

Lease Rate



Retail

Property Type



HIGHLIGHTS

- ✓ **Newly Renovated Under New Ownership** — New roof, exterior windows, paint, and awnings; complete interior and exterior refresh
- ✓ **Prime Midtown Tulsa Location** — Hard corner at 31st & Harvard, adjacent to the Ranch Acres Historic District and by Florence Park, Lewiston Gardens.
- ✓ **Grocery-Anchored Node** — Walmart, ALDI, Natural Grocers, and Akin's Natural Foods all within a block
- ✓ **Excellent Access & Visibility** — 35,900+ combined vpd at 31st & Harvard, with connections to I-44, US-169, Downtown, the University of Tulsa, and the Cherry Street/Brookside

AREA DEMOGRAPHICS

| | 2025 | 1 Mile | 3 Miles | 5 Miles |
|-------------------|------|----------|----------|----------|
| Total Households | | 5,504 | 45,068 | 110,783 |
| Total Population | | 11,078 | 96,248 | 256,280 |
| Average HH Income | | \$98,409 | \$92,440 | \$73,264 |

Grant Stewart, CCIM

Executive VP | Partner

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Vicki Patterson, CCIM

VP of Brokerage

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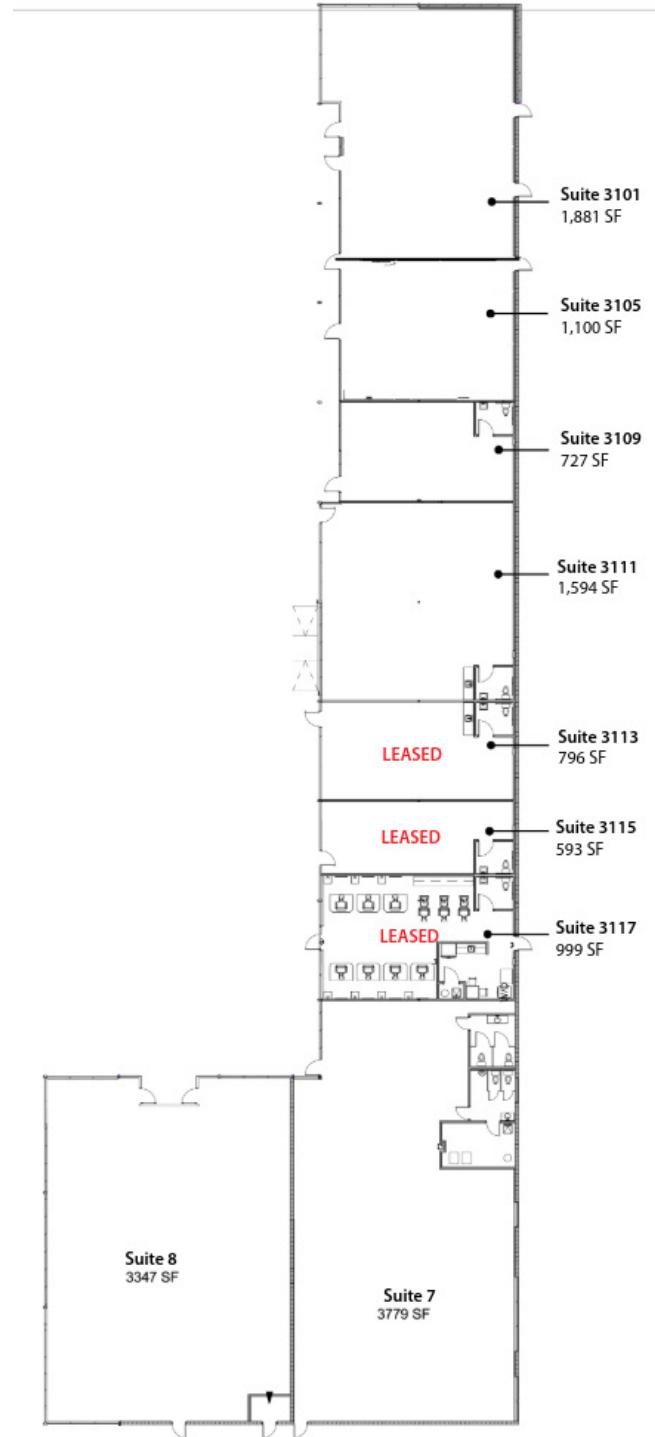
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