

Tulsa Retail For Lease

4525 E 51st St
Tulsa, OK, 74135

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Property Summary



Property Summary

7,812 SF second-generation restaurant situated on over 2 acres in Midtown Tulsa, offering flexibility for continued restaurant use or redevelopment as a pad site.

The property features ample parking and strong positioning within an existing retail corridor along E 51st Street and supported by traffic counts exceeding 92,000 VPD on I-44, 78,500+ VPD on the Skelly Bypass, and 47,000+ VPD on Yale Avenue.

Showings by appointment only. Please do not disturb tenant.

Offering Summary

Lease Rate:	\$43.00 SF/yr (NNN)
Available SF:	7,812 SF
Lot Size:	2.08 Acres
Building Size:	7,812 SF

Property Description



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7,812 SF second-generation freestanding restaurant located on approximately 2.08 acres in Midtown Tulsa, offering a highly functional layout with ample parking and strong adaptability for a variety of users. The property presents an opportunity for continued restaurant operation or repositioning as a re-tenantable pad site. Positioned within a dense retail corridor, the site benefits from excellent visibility and accessibility, with traffic counts exceeding 92,000 VPD along I-44, 78,500+ VPD along the Skelly Bypass, and 47,000+ VPD along Yale Avenue. The surrounding area is supported by 247,734 residents and 176,086 daytime employees within a 5-mile radius, anchored by Saint Francis Hospital.

Location Description

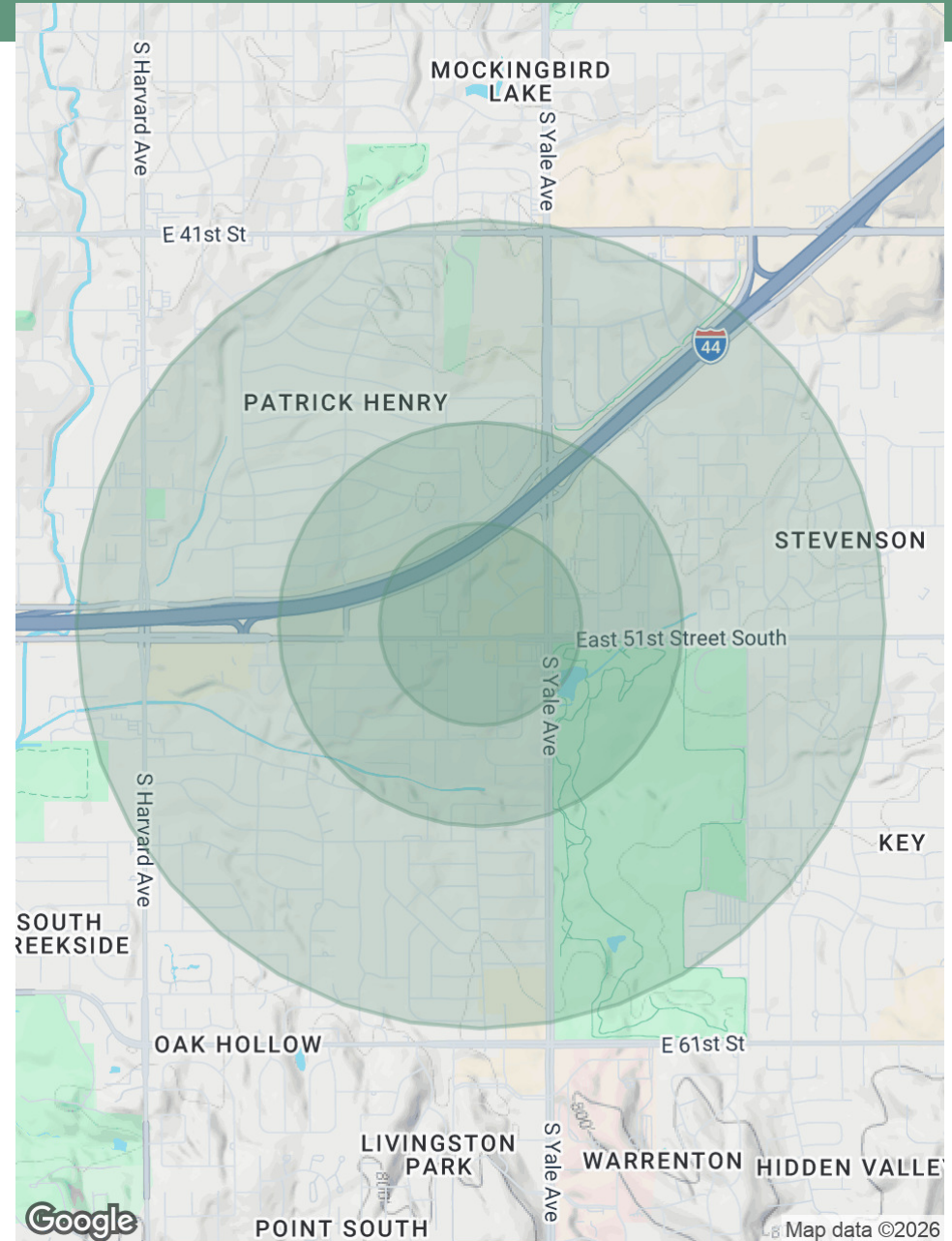
The property is surrounded by a strong mix of national and regional retailers creating a proven retail corridor. Nearby tenants include QuikTrip, Sonic Drive-In, Dutch Bros Coffee, Taco Bell, Raising Cane's, Freddy's Frozen Custard, Arby's, Jack in the Box, and Outback Steakhouse. The area is further supported by hospitality users including Hilton Garden Inn, Holiday Inn Express & Suites Tulsa Midtown, and Comfort Inn, driving consistent visitor traffic.

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	830	3,101	10,672
Average Age	36.3	37.7	40.3
Average Age (Male)	36.3	36.8	39.1
Average Age (Female)	36.2	38.3	41.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	396	1,468	4,949
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$85,300	\$78,376	\$99,946
Average House Value	\$336,552	\$310,982	\$296,649

2023 American Community Survey (ACS)



Retail Map



Contact

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