

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Experience the allure of Tulsa, OK, located near historic Route 66, where the property resides in a prime retail locale. The area offers a nostalgic journey through the iconic route, with charming diners, quirky roadside attractions, and vintage motels. Immerse yourself in the vibrant energy of the district, where classic Americana meets modern-day excitement. Explore nearby local boutiques, cozy cafes, and unique specialty stores, reflecting the area's rich cultural heritage and welcoming community. With its prime location along the historic route, the area surrounding the property provides an ideal setting for retail businesses to capture the spirit of Route 66 and attract visitors seeking an authentic and memorable experience.

PROPERTY HIGHLIGHTS

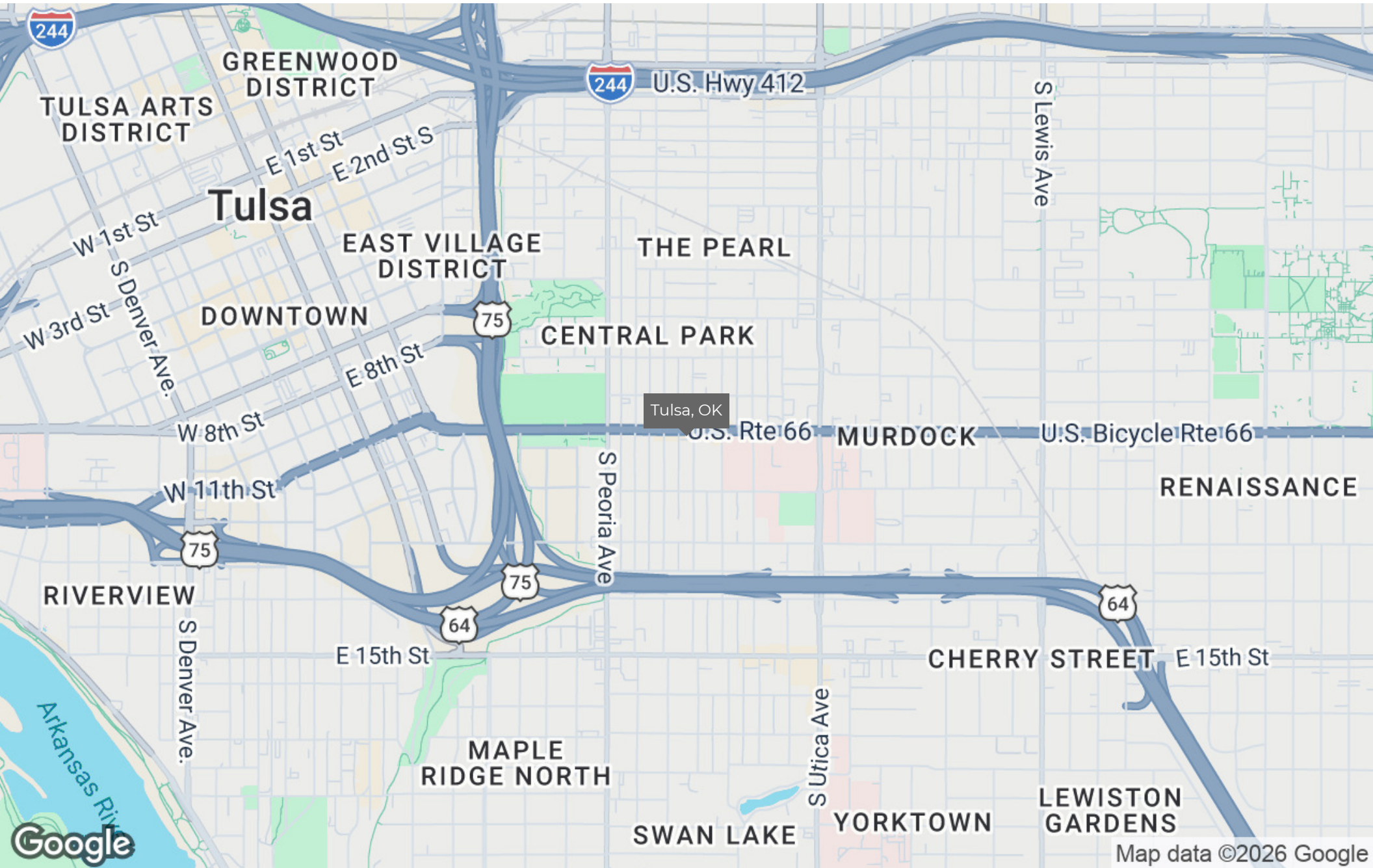
- Ample natural light from expansive windows
- Strategic location along historic Route 66
- Parking field for customer convenience
- Nestled in the heart of the vibrant retail corridor

OFFERING SUMMARY

Lease Rate:	\$17.50 - 21 SF/yr (NNN)
Available SF:	771 - 2,776 SF
Building Size:	6,328 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	371	1,322	4,955
Total Population	647	2,170	9,454
Average HH Income	\$50,063	\$73,934	\$91,462

REGIONAL MAP

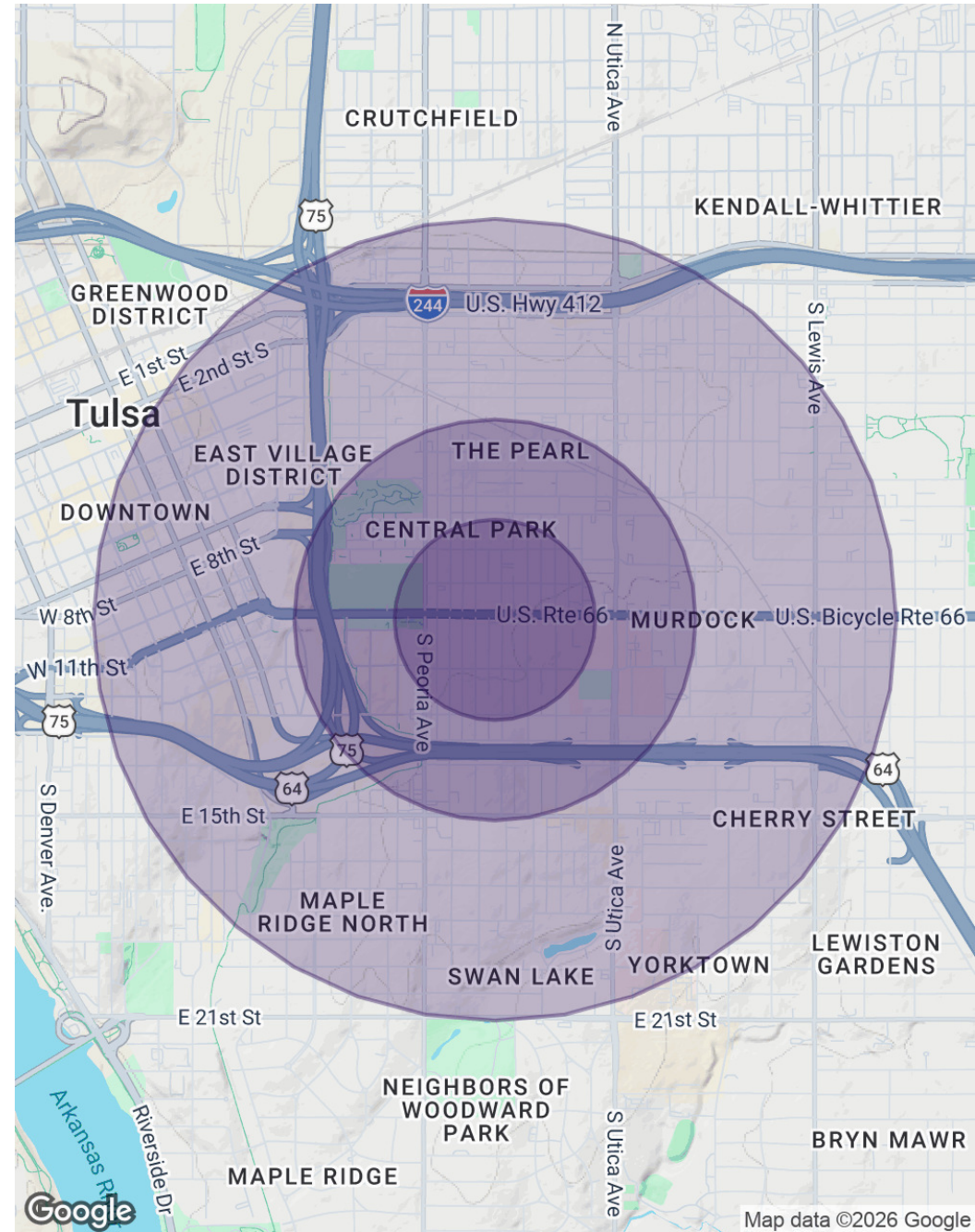


DEMOGRAPHICS MAP & REPORT

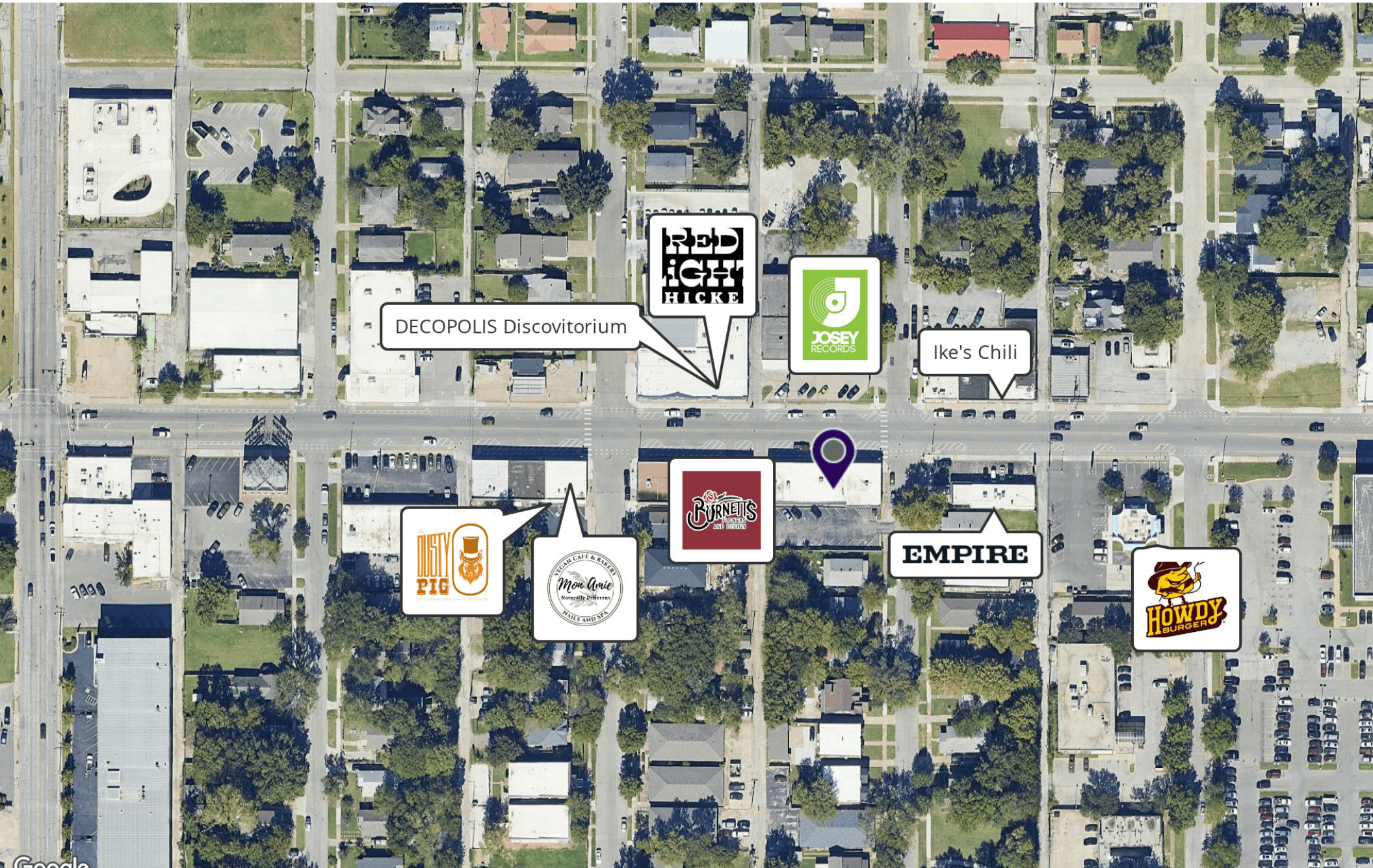
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	647	2,170	9,454
Average Age	37.5	38.2	38.1
Average Age (Male)	33.2	35.9	36.8
Average Age (Female)	41.9	40.3	39.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	371	1,322	4,955
# of Persons per HH	1.7	1.6	1.9
Average HH Income	\$50,063	\$73,934	\$91,462
Average House Value	\$197,287	\$323,075	\$309,718

2023 American Community Survey (ACS)



RETAILER MAP



LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	771 - 2,776 SF	Lease Rate:	\$17.50 - \$21 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	771 SF	NNN	\$21.00 SF/yr	-
Suite 3	Available	2,776 SF	NNN	\$17.50 SF/yr	-