



FOR LEASE

1808 BOSTON

1808 SOUTH BOSTON AVENUE, TULSA, OK 74120

Bob Reppe // Managing Broker // 918.301.0736 // bob@reppropertygroup.com

REPPE PROPERTY
GROUP

COMMERCIAL REAL ESTATE

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LOCATION DESCRIPTION

Located on the southwest corner of 18th & Boston in Tulsa's historic Maple Ridge neighborhood, the property is centrally located between the popular districts of Cherry Street, Brookside, and downtown Tulsa, it provides retailers with an excellent opportunity to engage with the city's vibrant culture and attract diverse customers. Nearby, affluent communities with disposable income contribute to strong foot traffic and spending power. The area's lively atmosphere and affluent demographics make it an ideal location for retail tenants seeking growth in a thriving, upscale community.

PROPERTY HIGHLIGHTS

- Excellent visibility
- High-end retail potential
- Proximity to restaurants and entertainment
- High neighborhood income demographic
- Modern storefront

OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Number of Units:	5
Available SF:	874 - 3,348 SF
Building Size:	8,278 SF

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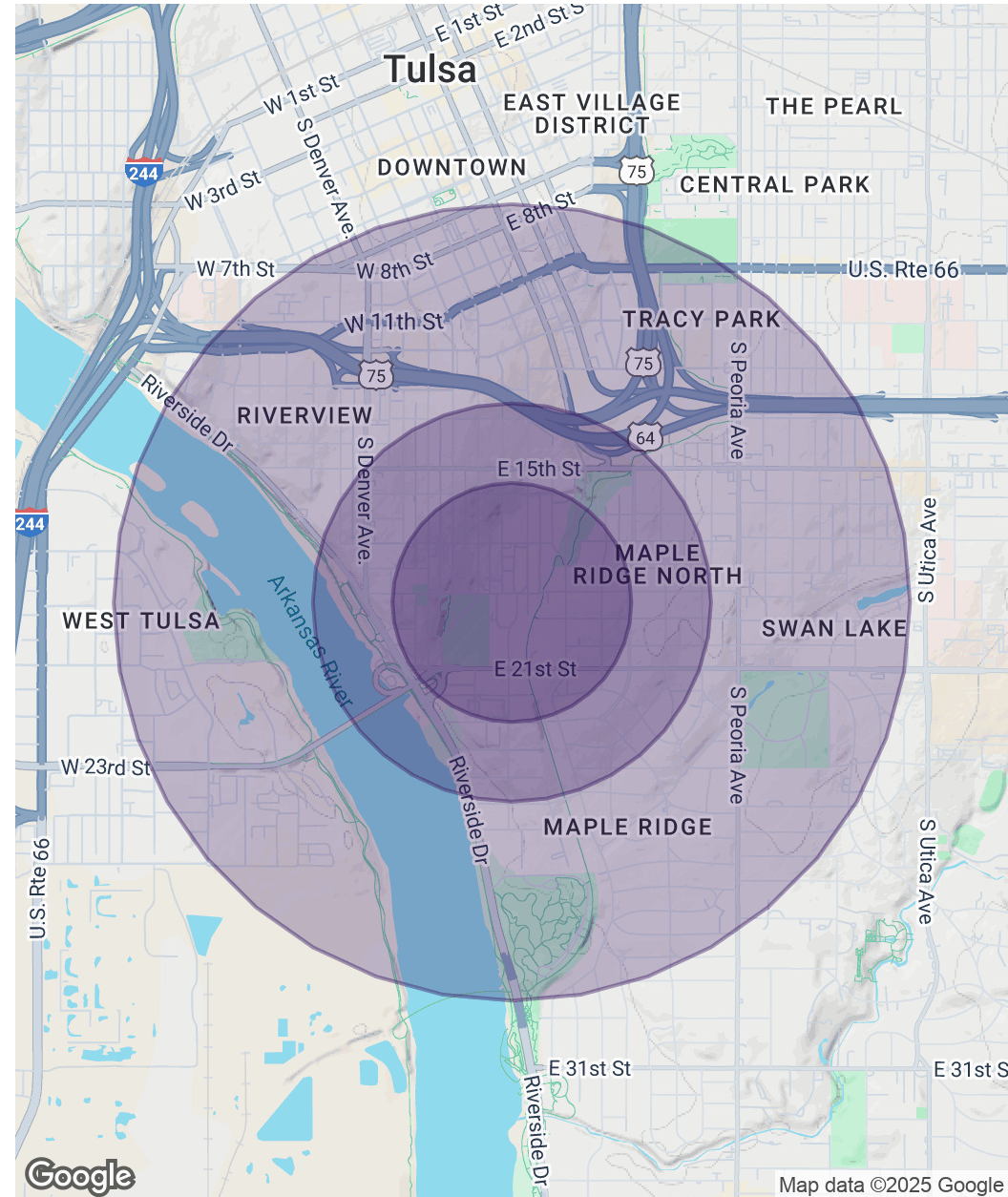
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	917	3,260	10,666
Average Age	44	44	42
Average Age (Male)	44	44	42
Average Age (Female)	44	45	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	526	1,872	6,098
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$118,605	\$128,010	\$115,340
Average House Value	\$503,206	\$499,459	\$447,553

Demographics data derived from AlphaMap



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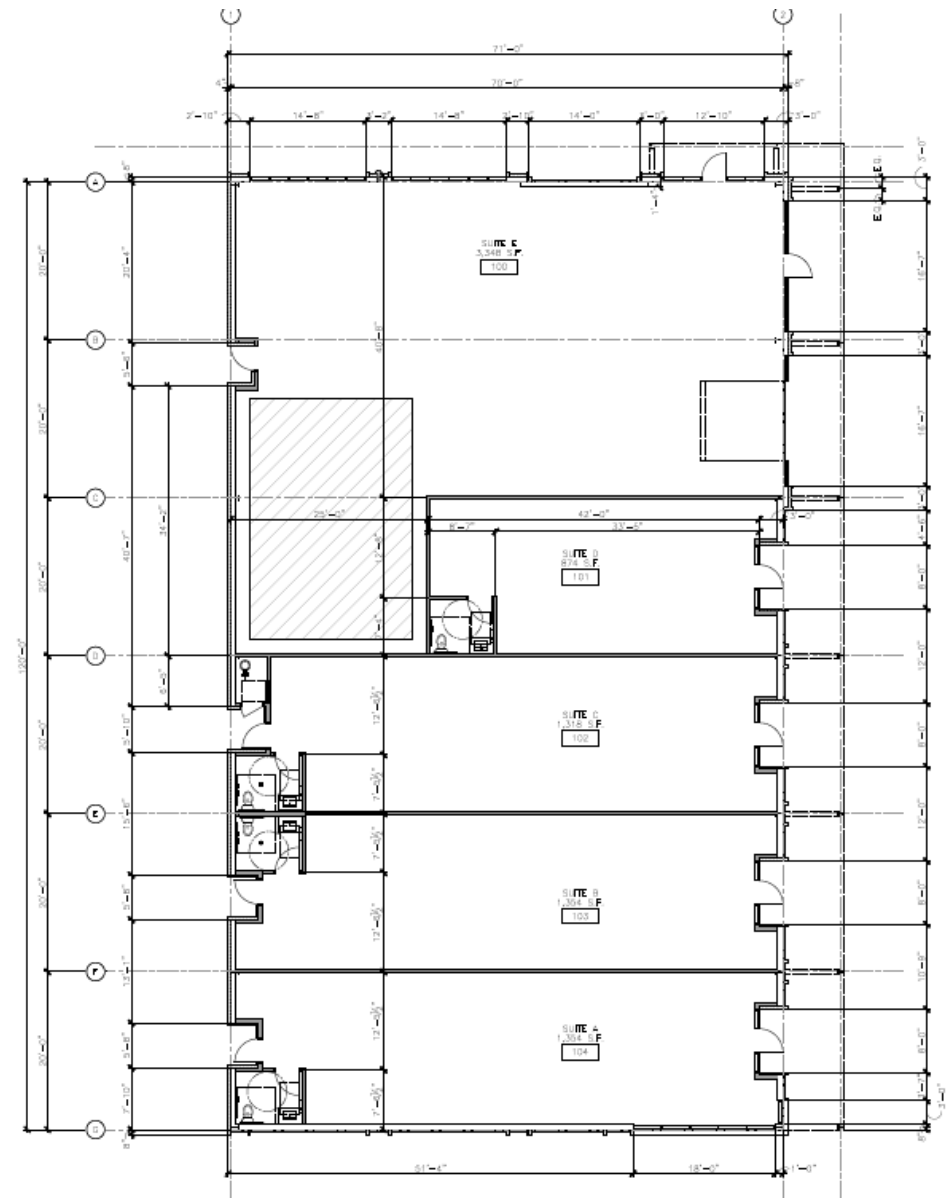
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	874 - 3,348 SF	Lease Rate:	\$32.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,354 SF	NNN	\$32.00 SF/yr	-
Suite B	Available	1,354 SF	NNN	\$32.00 SF/yr	-
Suite C	Available	1,318 SF	NNN	\$32.00 SF/yr	-
Suite D	Available	874 SF	NNN	\$32.00 SF/yr	-
Suite E	Available	3,348 SF	NNN	Negotiable	-

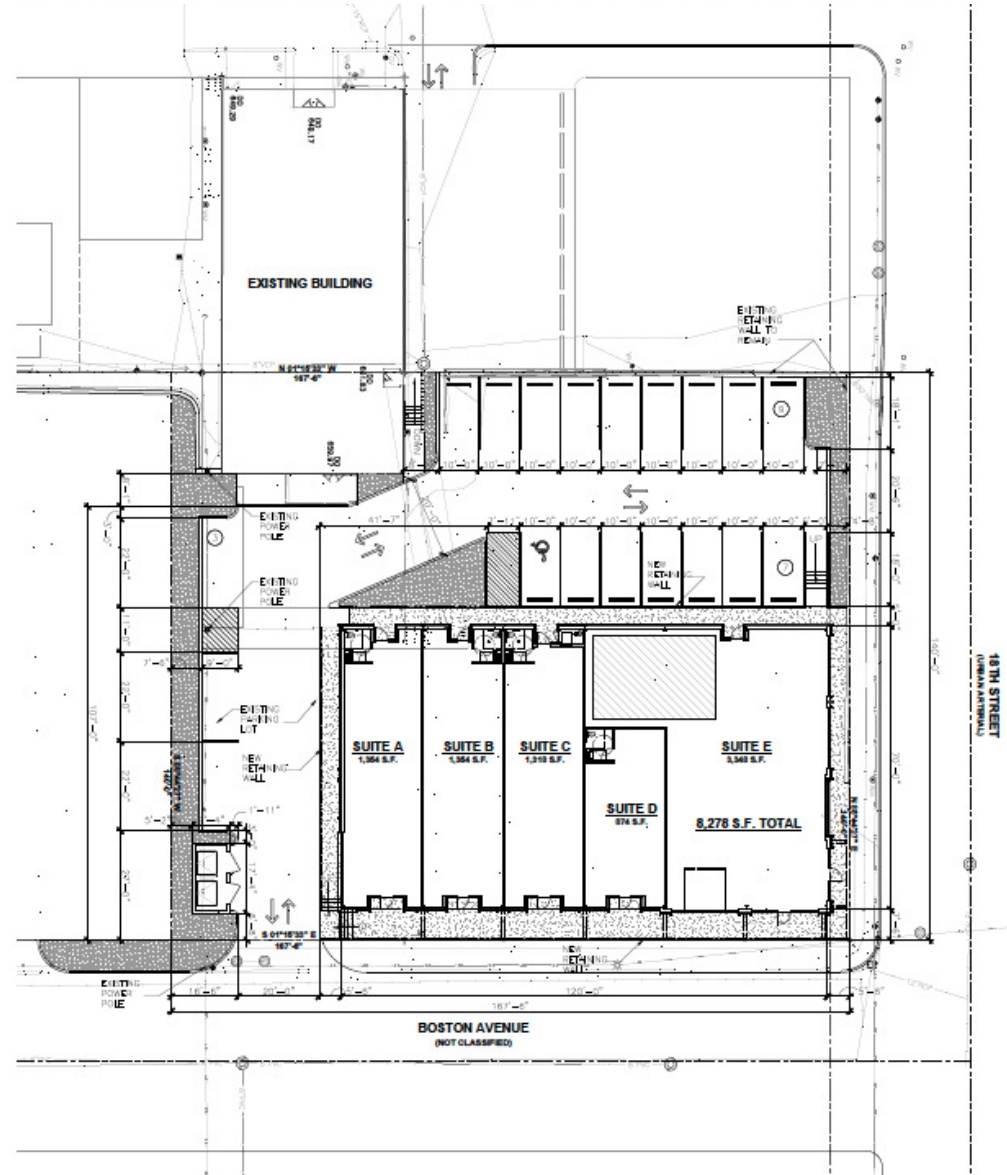


1 FLOOR PLAN - FIRST FLOOR

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1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"