

1335 E 11TH ST STE A

TULSA, OK 74120

FOR LEASE



PROPERTY DESCRIPTION

Discover the charm of Tulsa, Oklahoma, where this property sits along the storied path of historic Route 66 in a highly desirable retail corridor. The district itself buzzes with energy, blending timeless Americana with a contemporary edge. Just steps away, you'll find independent boutiques, inviting coffee shops, and one-of-a-kind specialty retailers — all echoing the neighborhood's deep-rooted heritage and genuine community spirit.

PROPERTY HIGHLIGHTS

- Prime Route 66 location — situated along one of America's most iconic highways
- Heart of a vibrant retail corridor — surrounded by boutiques, cafes, and specialty shops
- Rich Americana character — nostalgic charm meets modern-day energy
- Strong community draw — walkable district with deep-rooted local appeal
- A workspace with personality — creative, character-filled office space that

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Number of Units:	6
Available SF:	1,599 SF
Lot Size:	19,166 SF
Building Size:	10,192 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	319	1,254	4,907
Total Population	559	2,029	9,161
Average HH Income	\$63,733	\$76,324	\$92,146

REPPE PROPERTY GROUP

COMMERCIAL REAL ESTATE

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

1335 E 11TH ST STE A

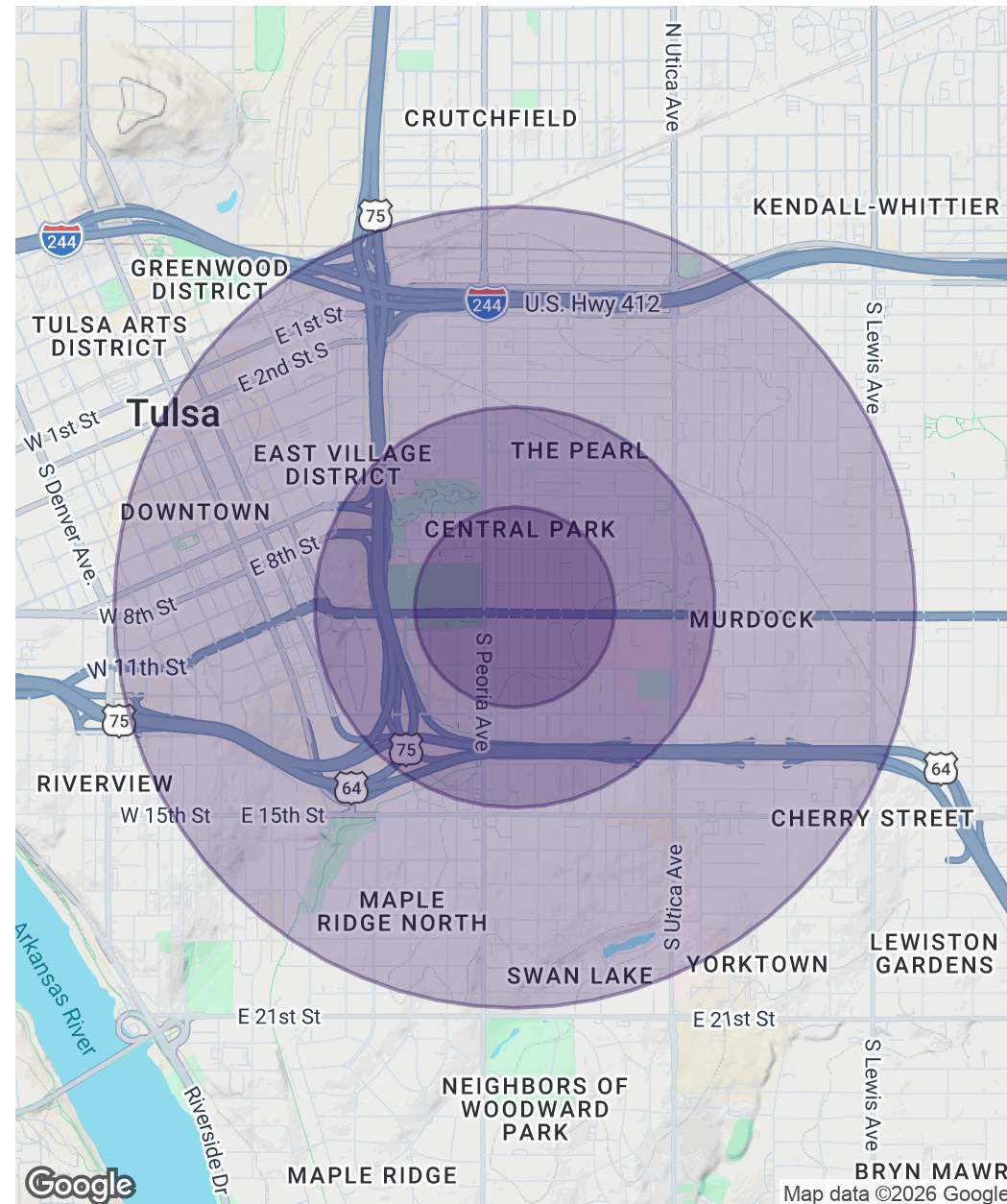
TULSA, OK 74120

FOR LEASE

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	559	2,029	9,161
Average Age	38.4	37.9	37.8
Average Age (Male)	34.9	36.0	36.6
Average Age (Female)	42.0	39.6	39.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	319	1,254	4,907
# of Persons per HH	1.8	1.6	1.9
Average HH Income	\$63,733	\$76,324	\$92,146
Average House Value	\$316,138	\$335,961	\$311,448

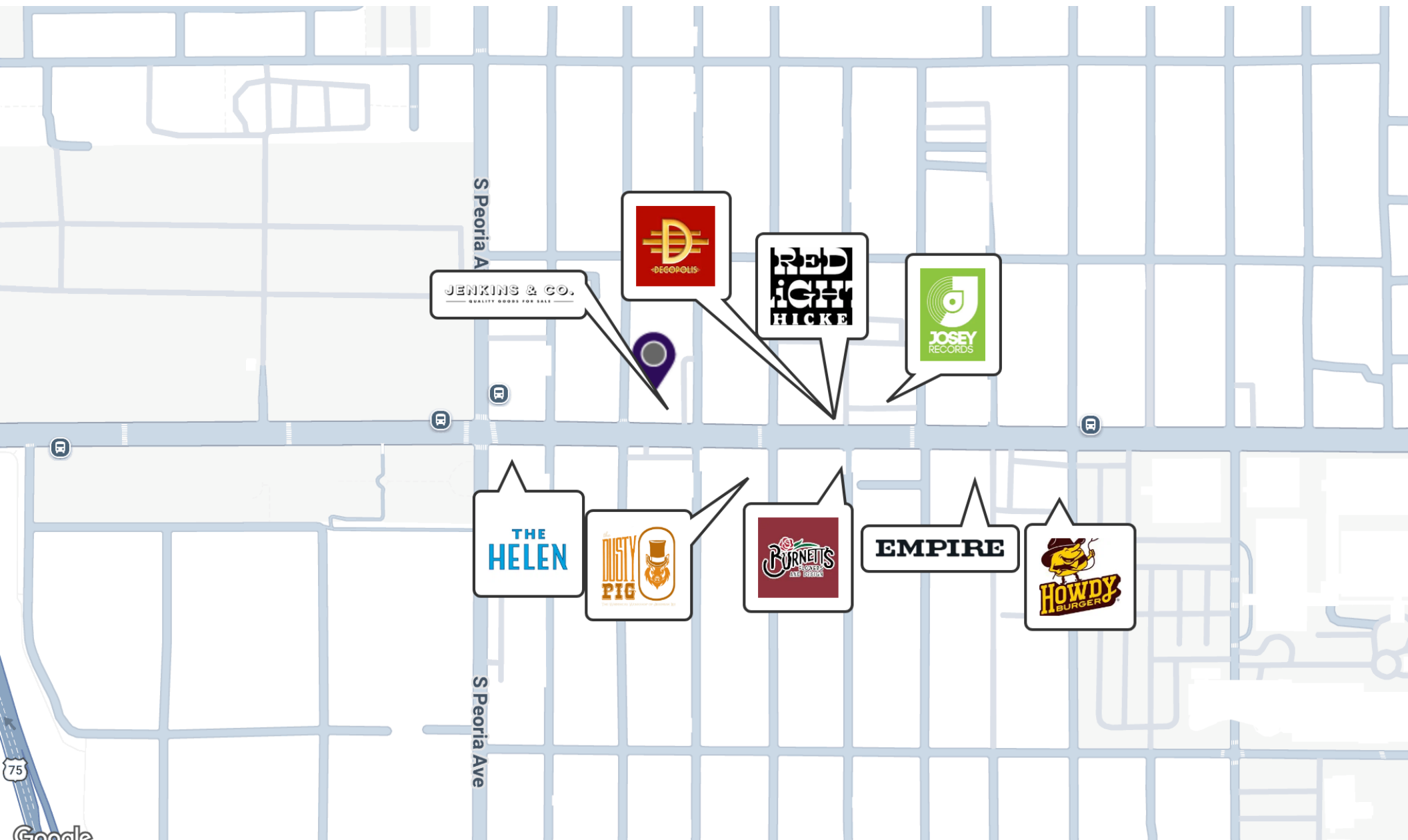
2023 American Community Survey (ACS)



1335 E 11TH ST STE A

TULSA, OK 74120

FOR LEASE



1335 E 11TH ST STE A

TULSA, OK 74120

FOR LEASE



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,599 SF	Lease Rate:	\$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1335 E 11th, Suite A	Available	1,599 SF	NNN	\$15.00 SF/yr	-