

Tulsa Retail For Lease

Harvard Square

2517-2519 S Harvard Ave,
Tulsa, OK 74114

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Property Summary



Property Description

Harvard Square is a neighborhood retail center located along Harvard Avenue in Midtown Tulsa. The existing salon allows users to occupy space already configured for similar use. The location provides convenient access to the Broken Arrow Expressway, allowing easy connectivity to the broader Tulsa market while remaining within a dense residential area.

The center is surrounded by established employers, retail, and service uses and benefits from steady traffic, with nearby counts of approximately 75,940 vehicles per day along S. Harvard Avenue and E. 31st Street, plus exposure to up to approximately 109,000 vehicles per day along the nearby Broken Arrow Expressway.

VPD counts are sourced from Costar and INCOG.

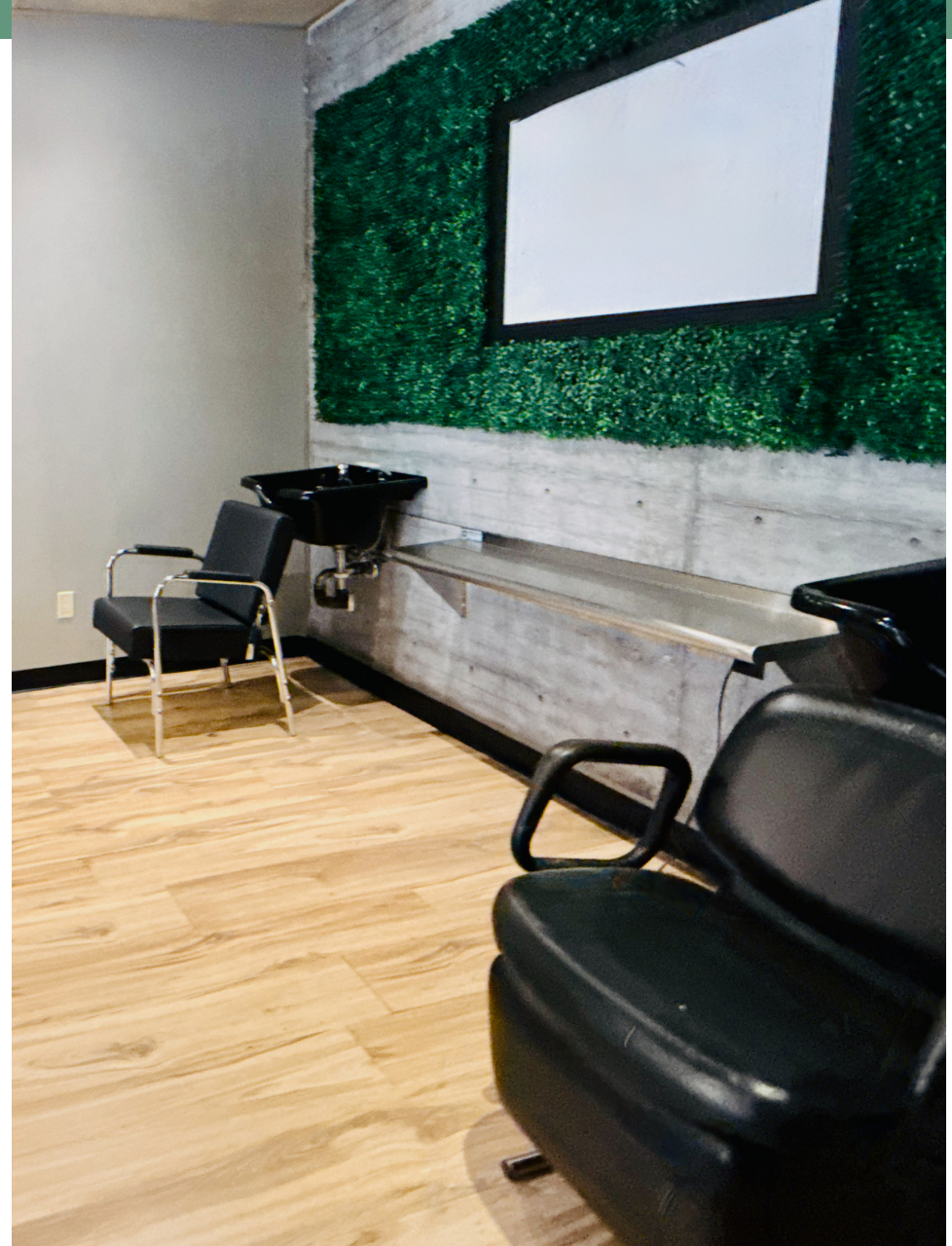
Offering Summary

Lease Rate:	\$17.50 SF/yr (NNN)
Number of Units:	1
Available SF:	1,200 SF
Lot Size:	25,557 SF
Building Size:	5,720 SF

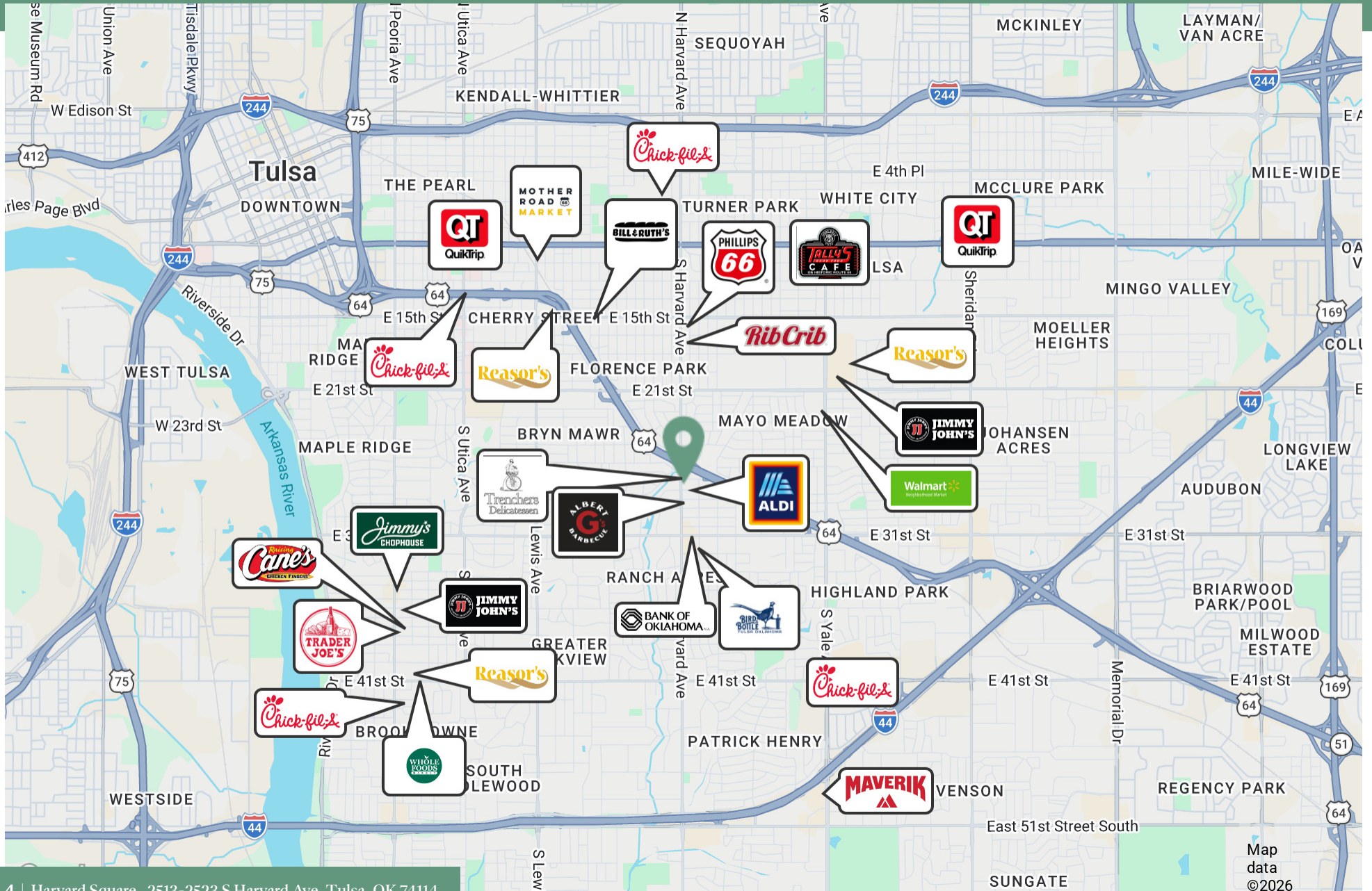
Property Highlights

- ±1,200 SF existing salon space
- Built out for immediate occupancy
- Four existing styling stations, two shampoo bowls, reception desk, two restrooms, washer/dryer hookups, and breakroom
- Strong traffic exposure with ~75,940 VPD nearby and up to ~109,000 VPD along the Broken Arrow Expressway

Additional Photos



Location Map

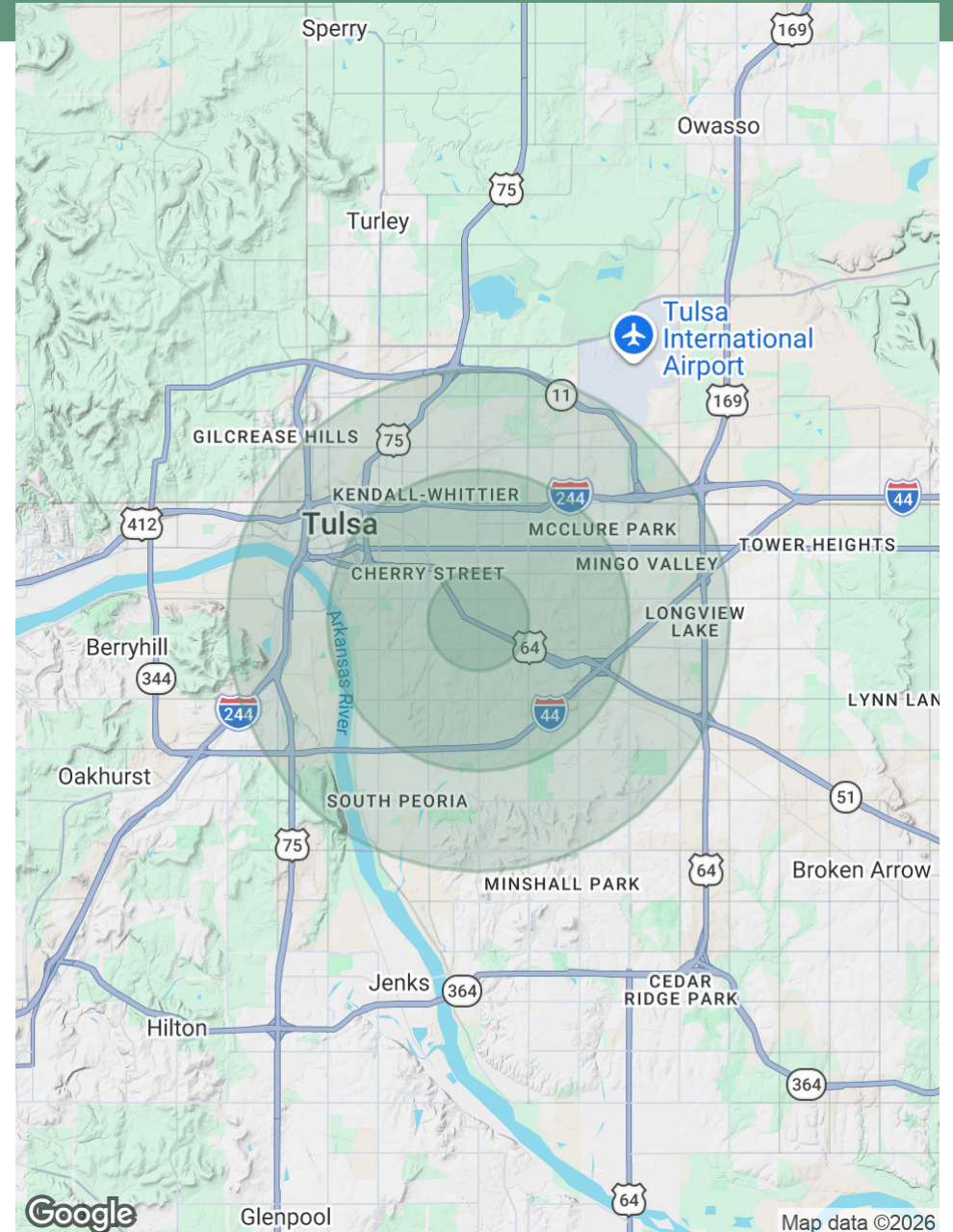


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	10,484	91,842	242,153
Average Age	44	41	39
Average Age (Male)	42	40	38
Average Age (Female)	45	42	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,355	42,973	104,184
# of Persons per HH	2	2.1	2.3
Average HH Income	\$109,192	\$95,896	\$77,616
Average House Value	\$367,495	\$326,621	\$249,774

Demographics data derived from AlphaMap



Contact

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