

# ICONIC ROUTE 66 RESTAURANT OPPORTUNITY

## 4070 Southwest Blvd. - Tulsa, OK 74107



PROPERTY HIGHLIGHTS

### Turnkey Restaurant | Route 66 Investment Opportunity

Located along historic Route 66 in Tulsa's Red Fork corridor, Ollie's Station Restaurant offers a rare opportunity to acquire a freestanding, income-producing commercial property with strong visibility and long-term potential. The ±5,450 SF building sits on a prominent stretch of Southwest Boulevard with 46 on-site parking spaces and is zoned IL (Industrial Light), allowing for a variety of commercial uses.

The sale includes existing restaurant equipment, providing immediate operational potential while supporting future repositioning or investment strategies. Positioned in a historic Route 66 corridor benefiting from tourism and local patronage, the property offers both near-term income potential and long-term investment appeal.

*Operating business – please do not disturb employees or patrons.*

- ±5,450 SF Freestanding Restaurant Building
- Historic Route 66 Location – Red Fork Corridor
- High Visibility on Southwest Boulevard
- 46 On-Site Parking Spaces
- Restaurant Equipment Included
- Zoned IL (Industrial Light) – Flexible Use



### DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	16,875	170,635	414,344
TOTAL HOUSEHOLDS	4,957	49,599	137,044
TOTAL POPULATION	11,987	109,843	325,124
AVERAGE HH SIZE	2.40	2.13	2.31
AVERAGE HH INCOME	\$59,299	\$89,377	\$88,921

DEMOGRAPHICS - SOURCE: ESRI 2025

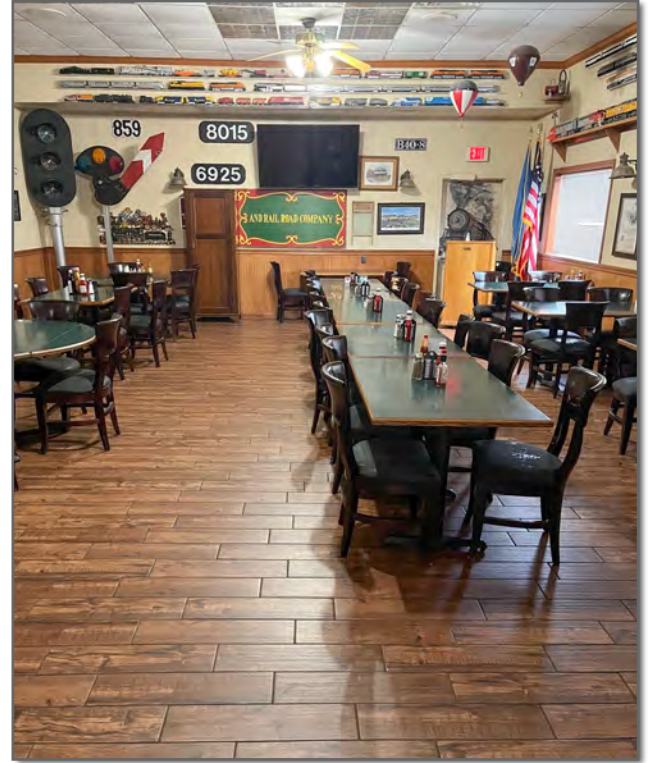
**BAUER & ASSOCIATES, REALTORS®**  
 "A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"  
 Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136  
 All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

**BRAD BALDWIN**  
 Office: 918-665-1210  
 Cell: 918-406-8295  
 bbaldwin@bauertulsa.com

# ICONIC ROUTE 66 RESTAURANT OPPORTUNITY

4070 Southwest Blvd. - Tulsa, OK 74107



**BAUER & ASSOCIATES, REALTORS®**  
"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"  
Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136  
All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

**BRAD BALDWIN**  
Office: 918-665-1210  
Cell: 918-406-8295  
bbaldwin@bauertulsa.com

# ICONIC ROUTE 66 RESTAURANT OPPORTUNITY

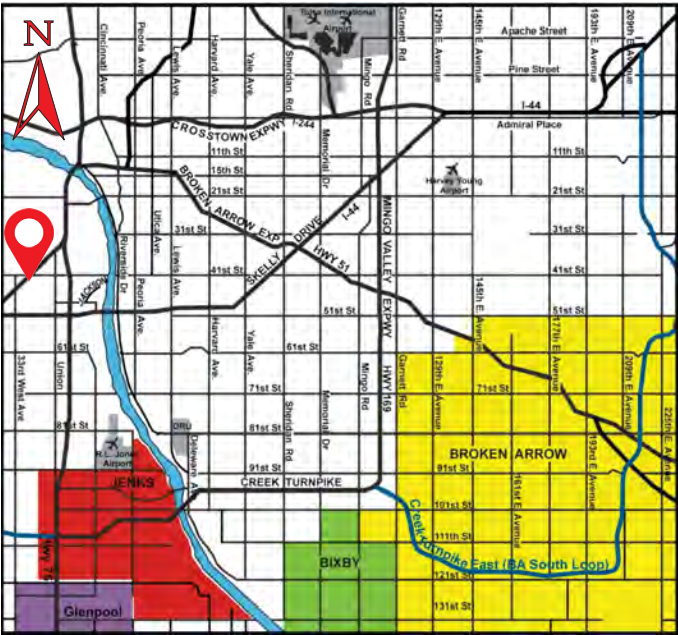
## 4070 Southwest Blvd. - Tulsa, OK 74107



**NEARBY**

ROGERS GLASS	AGITSI STAINED GLASS	RED FORK ART GALLERY
ARNOLD'S HAMBURGERS	ROUTE 66 SAVE MORE FOOD MARKET	QUICKTRIP
H & R BLOCK	DOLLAR TREE	AUTOZONE
NAPA AUTO PARTS	FAMILY DOLLAR	

Greater Tulsa Area Map



**4,737 - 5,661 Vehicles per day - Southwest Blvd.**

**3,886 Vehicles per day - West 41st St.**

**21,786 Vehicles per day (2023) - I-244 HWY**

TRAFFIC COUNT - SOURCE INCOG 2024



**BAUER & ASSOCIATES, REALTORS®**  
 "A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"  
 Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136  
 All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

**BRAD BALDWIN**  
 Office: 918-665-1210  
 Cell: 918-406-8295  
 bbaldwin@bauertulsa.com