

## 48-62 N SHERIDAN RD

## TULSA, OK 74115



### PROPERTY DESCRIPTION

This 10,000-square-foot neighborhood shopping center, constructed in 1965, is anchored by Rent-A-Center and sits on a 0.68-acre lot with approximately 150 feet of frontage along N Sheridan Rd. The location benefits from high visibility, with over 16,000 vehicles passing daily, and offers immediate proximity to I-244, making it an ideal spot for retail and commercial opportunities.

### PROPERTY HIGHLIGHTS

- 1,000 - 4,000 SF Available
- \$12.00/sf NNN
- Rent A Center anchored center
- Neighborhood Shopping Center
- 16,000+ VPD
- Close proximity to I-244

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$12.00 SF/yr (NNN)
<b>Number of Units:</b>	4
<b>Available SF:</b>	1,000 - 4,000 SF
<b>Lot Size:</b>	29,264 SF
<b>Building Size:</b>	10,000 SF

SPACES	LEASE RATE	SPACE SIZE
60 N Sheridan Rd	\$12.00 SF/yr	1,000 - 4,000 SF
62 N Sheridan Rd	\$12.00 SF/yr	3,000 - 4,000 SF

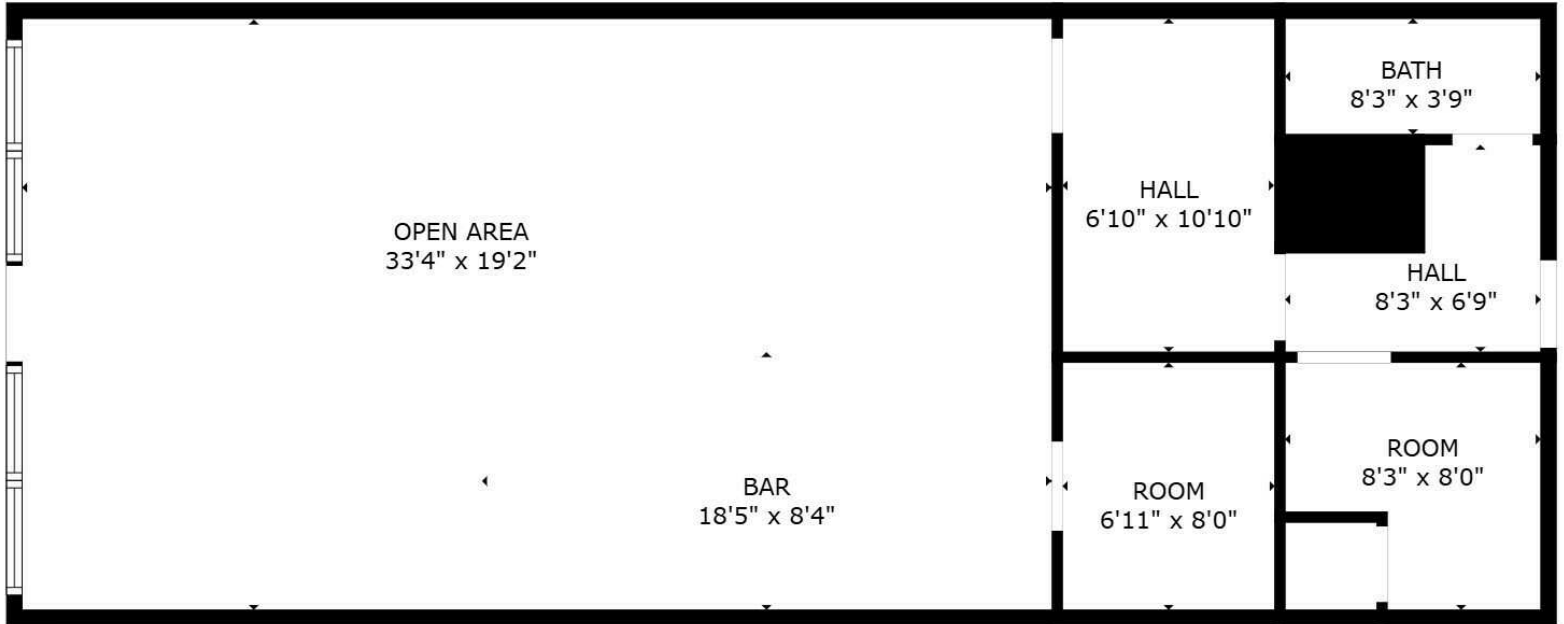
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	154	991	5,003
<b>Total Population</b>	399	2,732	13,506
<b>Average HH Income</b>	\$46,723	\$50,751	\$55,617

### JOSH LOVE

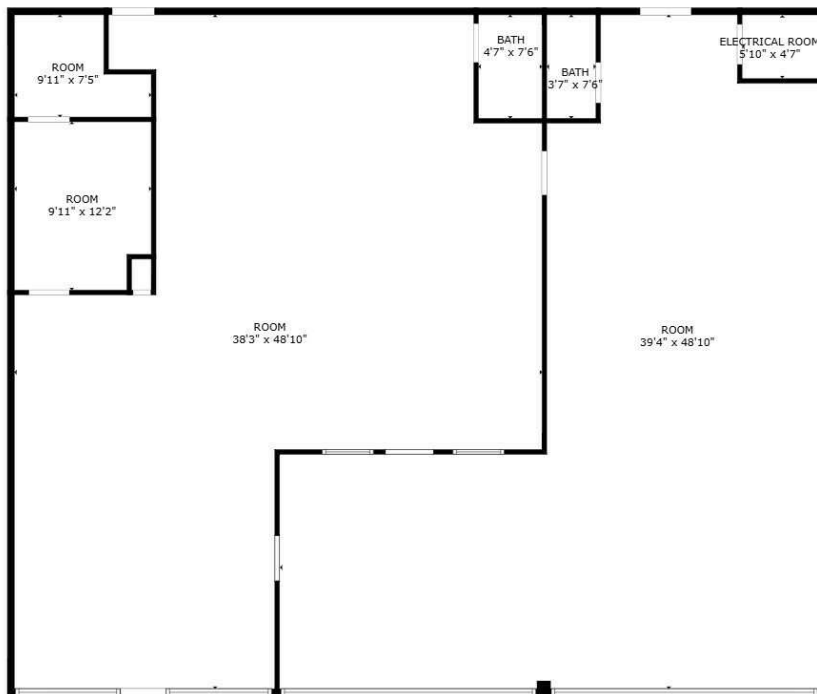
jlove@priceedwards.com  
 O: 918.394.1000 C: 918.978.2428

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Space 60



Space 62

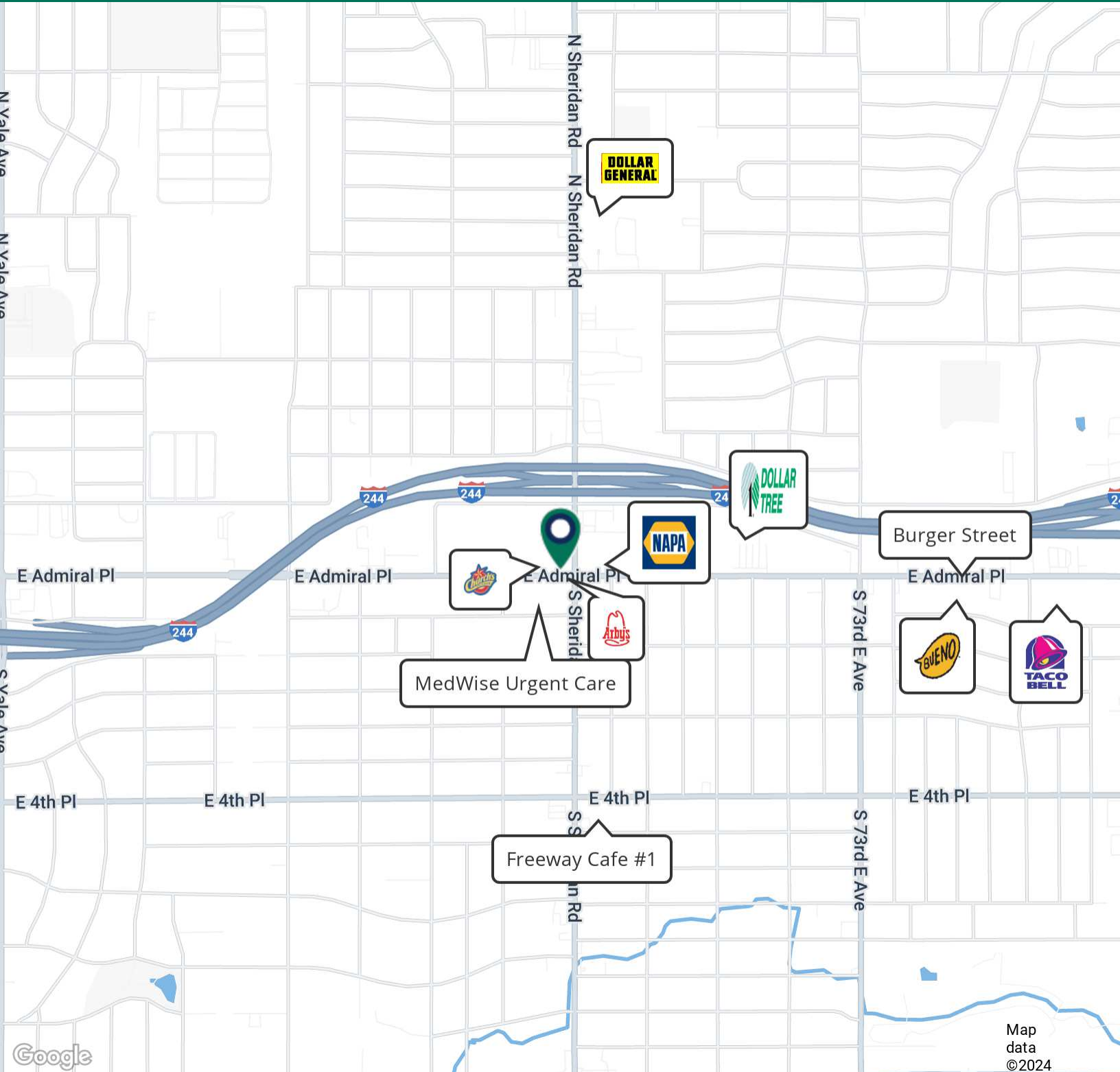
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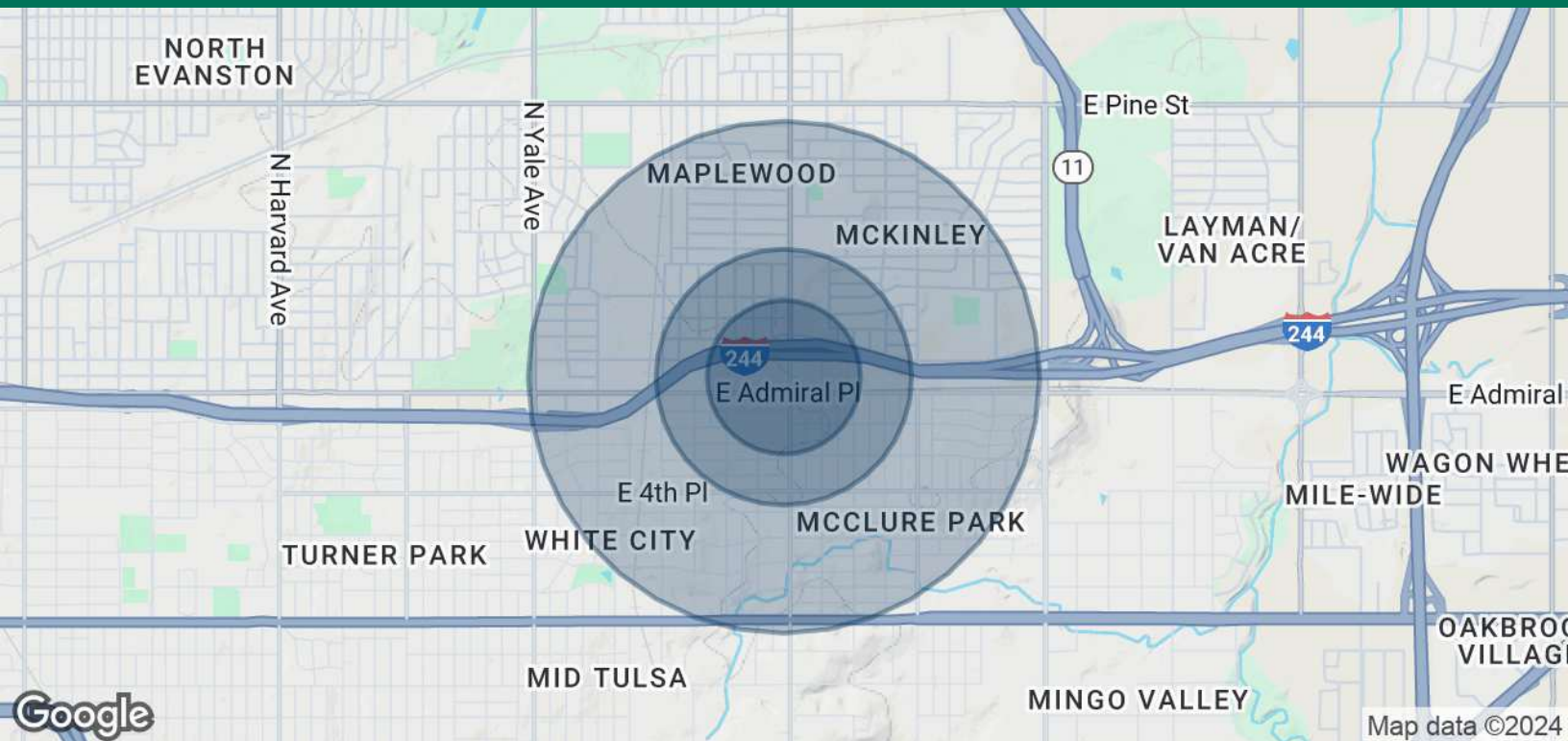
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	399	2,732	13,506
Average Age	36	35	36
Average Age (Male)	36	35	35
Average Age (Female)	36	35	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	154	991	5,003
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$46,723	\$50,751	\$55,617
Average House Value	\$113,584	\$127,900	\$124,023

Demographics data derived from AlphaMap

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