

Retail for Lease

3014 W Main

Jenks, OK 74037

WIGGIN
PROPERTIES, LLC



The property anchors the southeast corner of the Gateway District a new destination development with district traffic generators which include a new surgical hospital and Gateway Mortgage headquarters.

Retail for Lease

3014 W Main (W 96th St S)

- Available SF:** 33,600 ± SF
- Rate:** Negotiable
- Clear Height:** 20' minimum
- Zoning:** CG (commercial)
- Drive-in Doors:** Multiple, overhead drive-in doors. Truck well at back of building.
- HVAC:** Fully climate controlled
- Highway Access:** Immediately east of the US 75 (Bee Line) and W Main entrance/exit
- Signage:** Billboard sign along W 96th St visible from the Bee Line Expressway
- Area Traffic Generator:** Just 2 miles from Tulsa Hills Shopping Center



Demographics

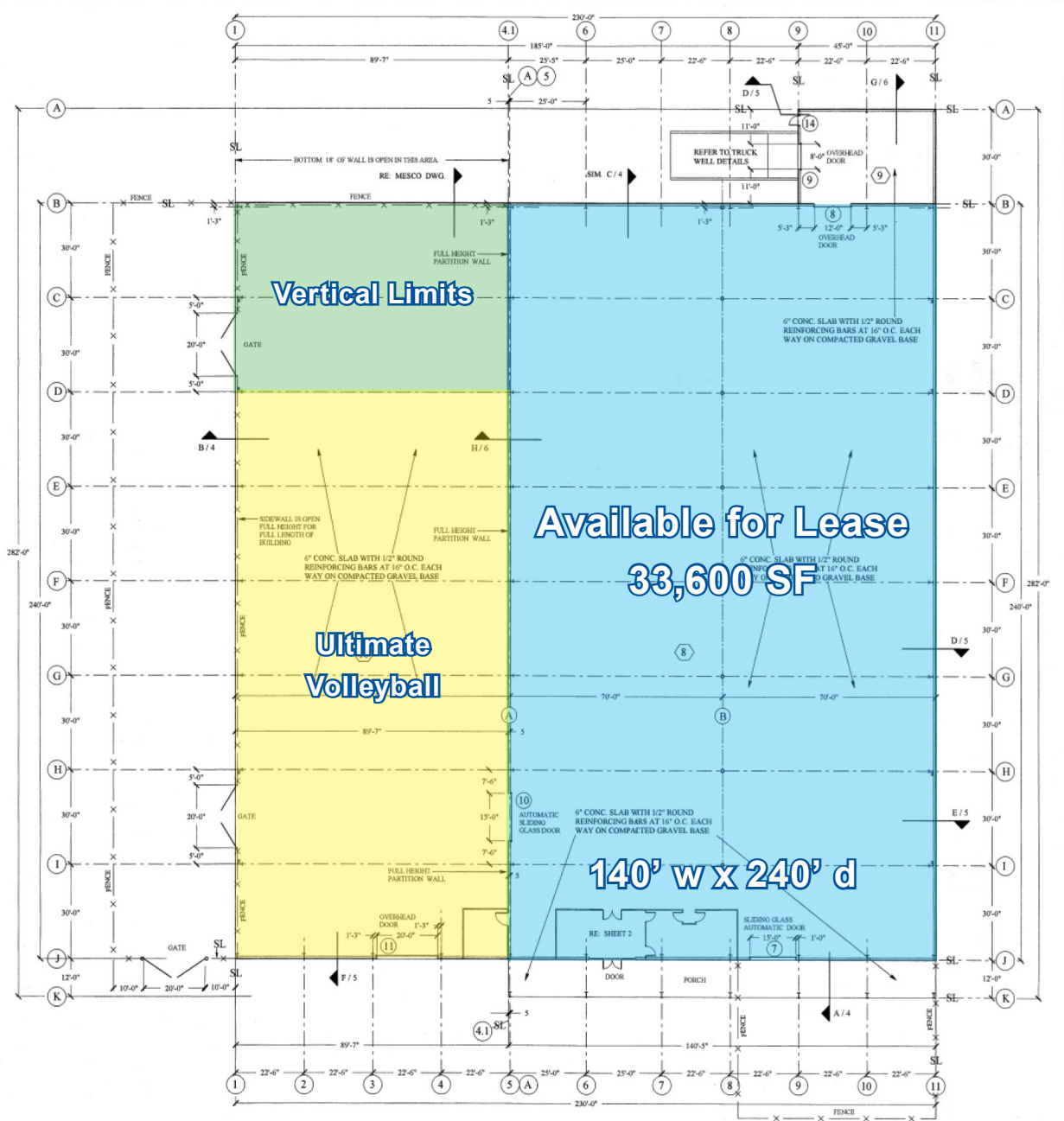
2023	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	2,394	29,592	106,796
Average HH Income	\$133,271	\$108,298	\$90,391
Households	872	11,423	42,764
Average Age	35.0	37.3	37.1

Call Grant Stewart, CCIM or Vicki Patterson, CCIM at : **918.935.2010**

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Site Plan



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