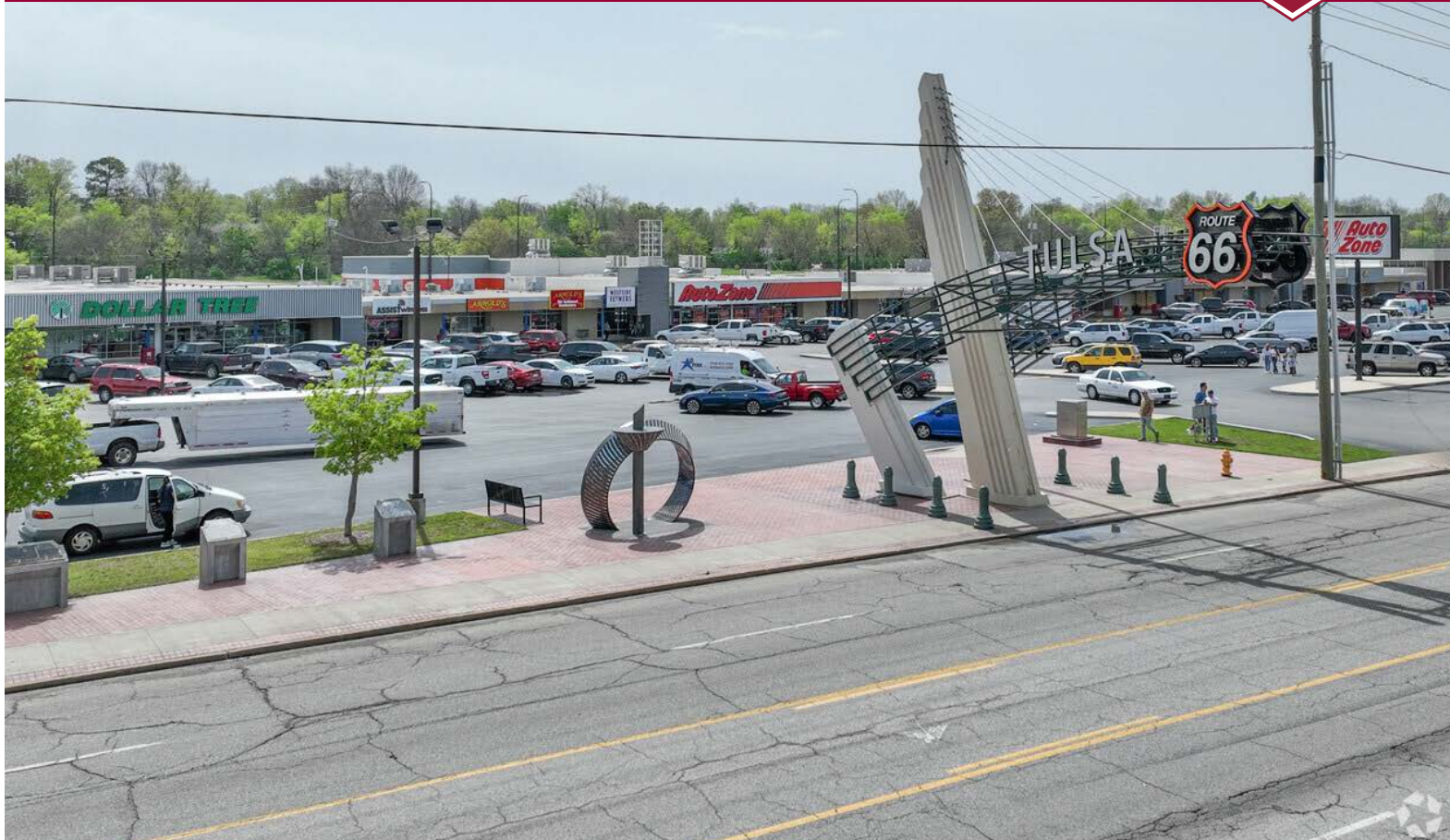


CRYSTAL CITY RETAIL SPACE AVAILABLE

4223-4289 S.W. Boulevard - Tulsa, OK 74107

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REALTORS®



PROPERTY HIGHLIGHTS

HISTORIC CRYSTAL CITY SHOPPING CENTER

• SPACES AVAILABLE:

- 4223 (6,000 sf) | Sprinkler, Alarm and Camera Systems
plus a Drive-Thru Window
- 4241 (5,373 sf)
- 4271 (2,532 sf)
- 4289 (17,343 sf)

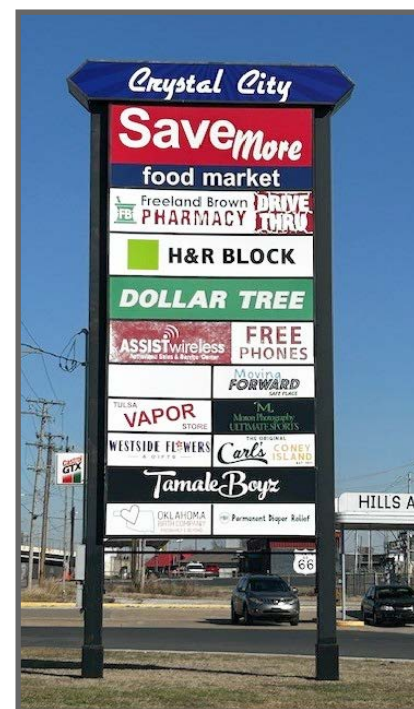
- ROUTE 66 FRONTAGE
- EXCELLENT ACCESS TO HWY 75 & I-244
- SIGNAGE VISIBLE ON HWY I-244
- ABUNDANT PARKING



2024 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	6,806	32,337	116,402
Households	2,765	13,946	53,271
Average HH Income	\$63,159	\$79,927	\$95,517



Crystal City Shopping Center Marquee

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.

SHEILA COOPER

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scooper@bauertulsa.com

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Crystal City Tenants:

Arnold's Old Fashioned Hamburgers
Auto Zone
Family Dollar
Carl's Coney Island
Dollar Tree
Save More Food Market
H & R Block
Westside Flowers
Tamale Boyz Mexican Restaurant
Moton Photography Ultimate Sports
Top Hat Magic



Traffic Count

INCOG

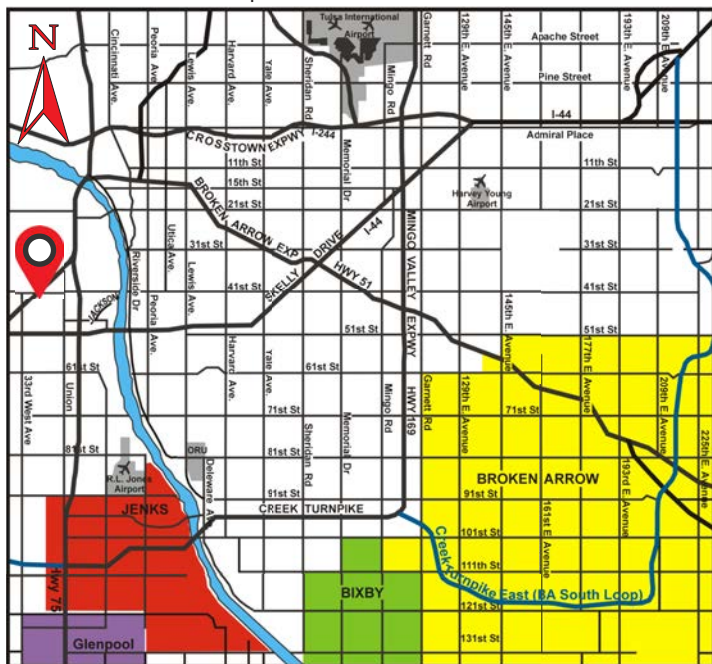
5,661 Vehicles per day

S.W. Blvd. (2024)

21,786 Vehicles per day

Hwy I-244 (2023)

Greater Tulsa Area Map



NEARBY

QUIKTRIP

BANK OF OKLAHOMA

O'REILLY'S AUTO PARTS

AUTO ZONE

NAPA AUTO PARTS

ARNOLD'S OLD FASHIONED HAMBURGERS

BRAUM'S

WEBSTER HIGH SCHOOL

OLLIE'S STATION RESTAURANT

REDFORK ART GALLERY

AGITSI STANED GLASS

REDFORK DEPOT

ARBY'S

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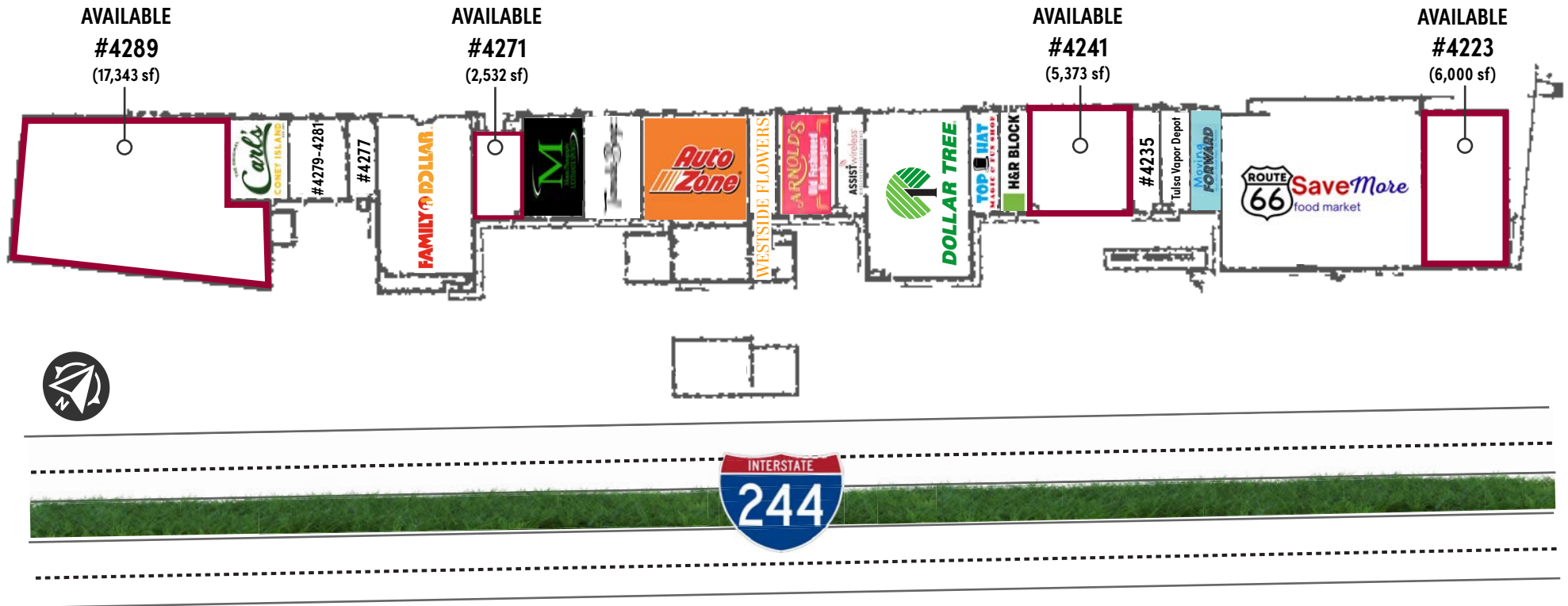
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CRYSTAL CITY SHOPPING CENTER

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Southwest Boulevard



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