

Ground Lease or Build-to-Suit

1626-1630 S. Utica Ave | Tulsa, OK 74104



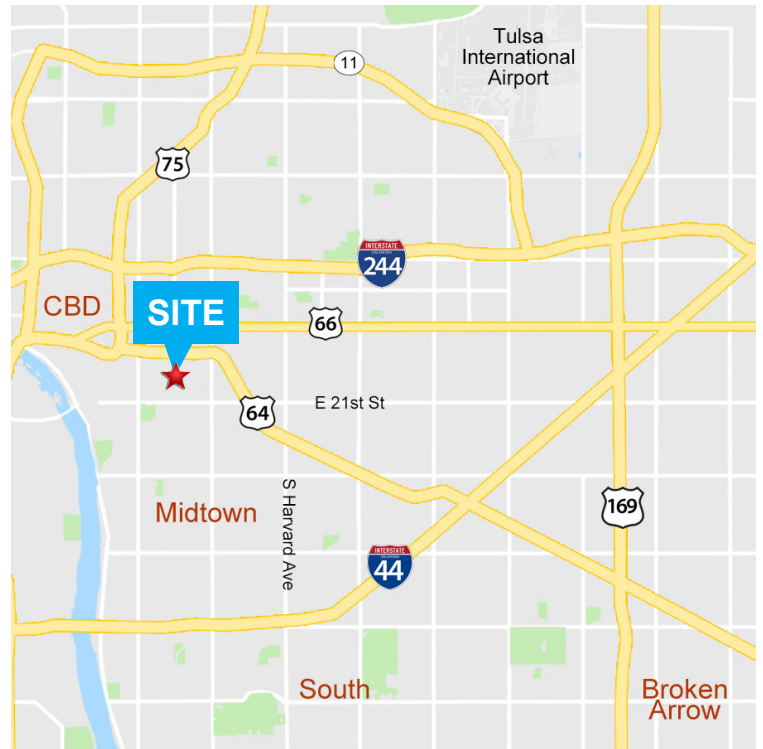
Utica Square Land

17th & Utica Ave

Land Size:	0.2 Acres
Pricing:	Negotiable
Traffic Counts:	21,535 cpd ('22) S Utica Ave 20,305 cpd ('22) E 15th St 85,100 cpd ('22) BA Expressway/Hwy 64

Highlights

- Located in popular Retail, Medical, and Office corridor with convenient access to Broken Arrow Expressway.
- Close to Utica Square shopping and dining district.
- Near major medical systems St. John's Hospital, Hillcrest Medical Center, Oklahoma Heart Institute, Allergy Clinic of Tulsa, and more.
- High visibility on hard corner.
- High traffic counts.

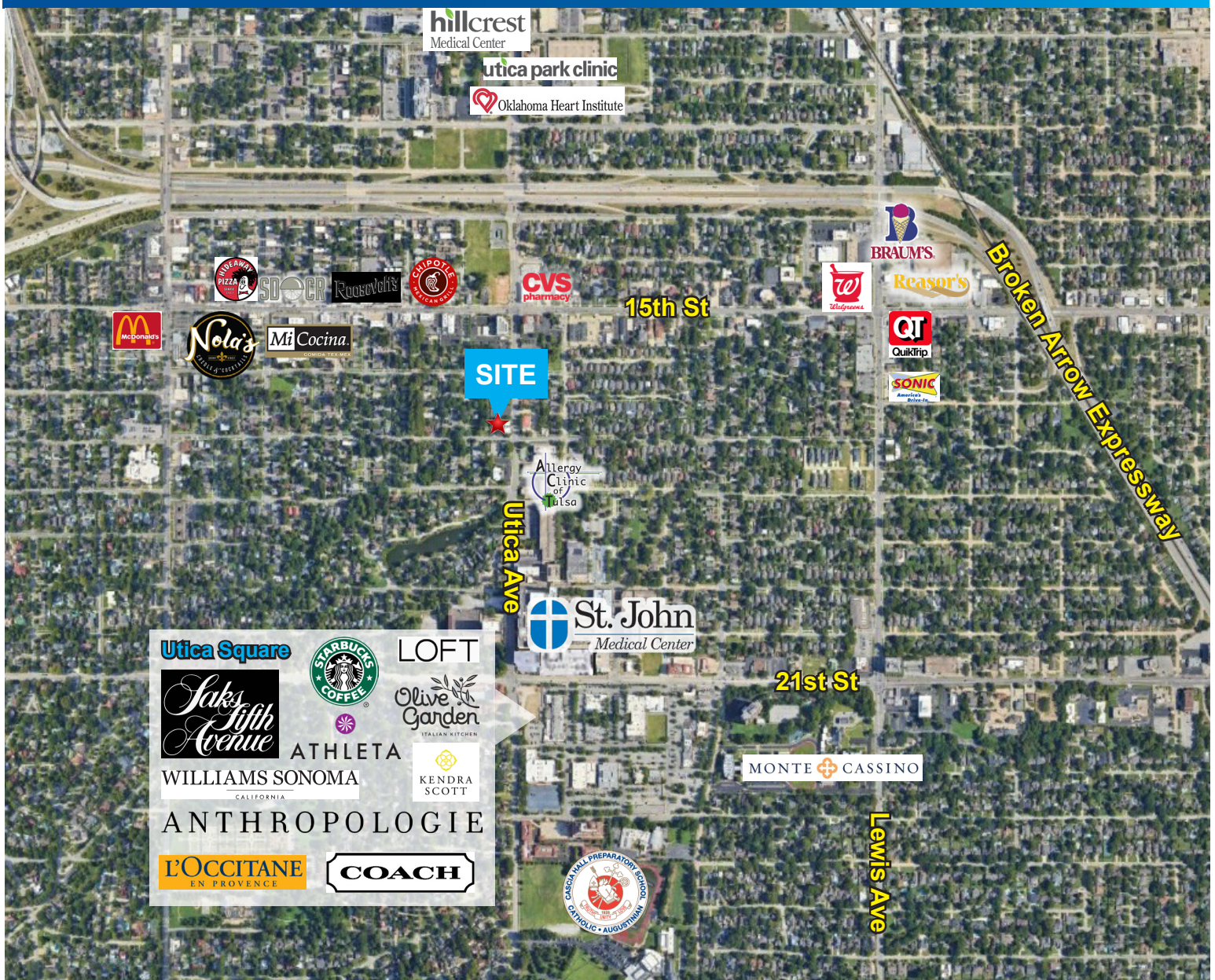


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Demographics

2023	2 Miles	5 Miles	10 Miles
Population	44,476	203,319	481,544
Average HH Income	\$91,492	\$70,967	\$76,932
Households	21,081	88,877	198,882

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