

# RETAIL CENTER FOR LEASE

SHOPS OF SEVILLE | 101ST/YALE | TULSA, OK 74137



Lease Rate	<b>INQUIRE FOR PRICING.</b>
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## PROPERTY OVERVIEW

Prime South Tulsa Retail Center  
Great Visibility to 101st and Yale Traffic  
Two Ingress/Egress Points

## OFFERING SUMMARY

Retail:	Suite 204 - 1,396 SF
Zoning:	CS
Building Size:	45,000 SF

Suite 204: Second floor office space. Sublease ends November 30, 2024.  
Option to purchase existing furniture.

## Traffic Counts:

- S Yale Ave- 17,100 VPD
- E 101st St- 11,663 VPD

## LOCATION OVERVIEW

Located on the North East Corner of 101st and Yale. Easy access to the Creek Turnpike.



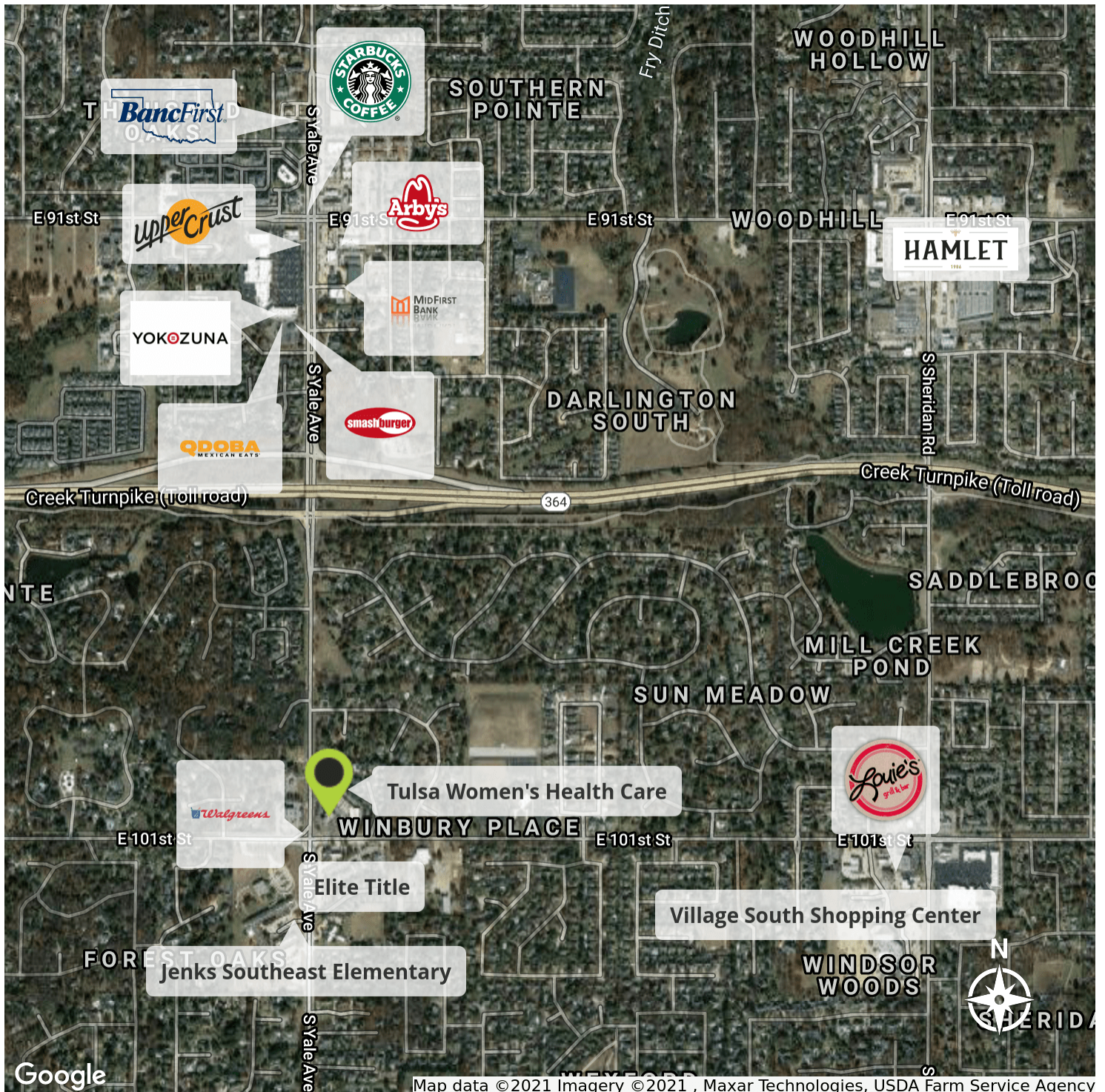
## FOR MORE INFORMATION CONTACT:

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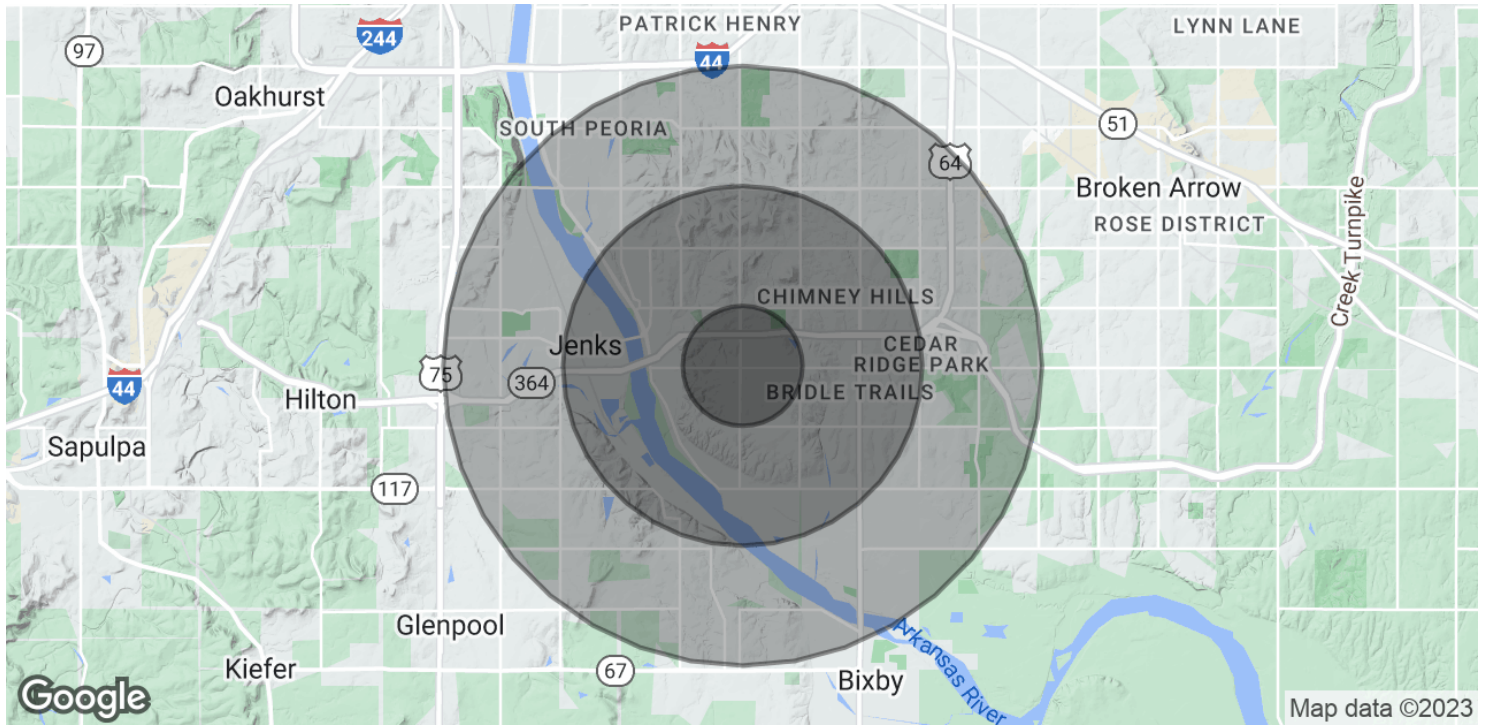
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,472	65,853	157,985
Average age	41.5	39.3	38.8
Average age (Male)	40.0	37.8	37.5
Average age (Female)	42.8	40.6	39.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,491	26,958	66,919
# of persons per HH	2.6	2.4	2.4
Average HH income	\$152,487	\$107,323	\$87,598
Average house value	\$252,005	\$278,216	\$233,235

\* Demographic data derived from 2020 ACS - US Census

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