

COMMERCIAL LAND
7000 S RIVERSIDE DR
TULSA OK, 74136

± 1.01 ACRES



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
OKLAHOMA**

FOR SALE

REDUCED PRICE
\$275,000

PROPERTY HIGHLIGHTS

- ± 1.01 AC along the heavily trafficked (over 34,000 cpd) Riverside corridor linking South Tulsa to Downtown
- One of the few remaining undeveloped, commercially zoned hard corners in all of Tulsa
- Zoning: CH
- Designated Opportunity Zone*
- Frontage:
 - 231' on Peoria Ave
 - 217' on Riverside Pkwy
- Drive-times:
 - I-44 - 3 min.
 - River Spirit Casino - 3 min.
 - Oral Roberts University - 5 min
 - Tulsa Hills Shopping Center - 5 min.
 - Gathering Place - 9 min.
 - Downtown Tulsa - 11 min.

*State officials designate a portion of qualified Census Tracts to be Opportunity Zones. Certain investments in Opportunity Zones may be eligible for preferential tax treatment.



**CONTACT
US**

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2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
DAYTIME POPULATION	3,963	39,234	105,350
TOTAL POPULATION (EST.)	12,530	68,822	168,831
TOTAL HOUSING UNITS (EST.)	6,293	31,259	73,555
HH GROWTH 2020- 2024	0%	0.2%	0.2%
AVERAGE HOUSEHOLD INCOME	\$46,271	\$75,206	\$93,781

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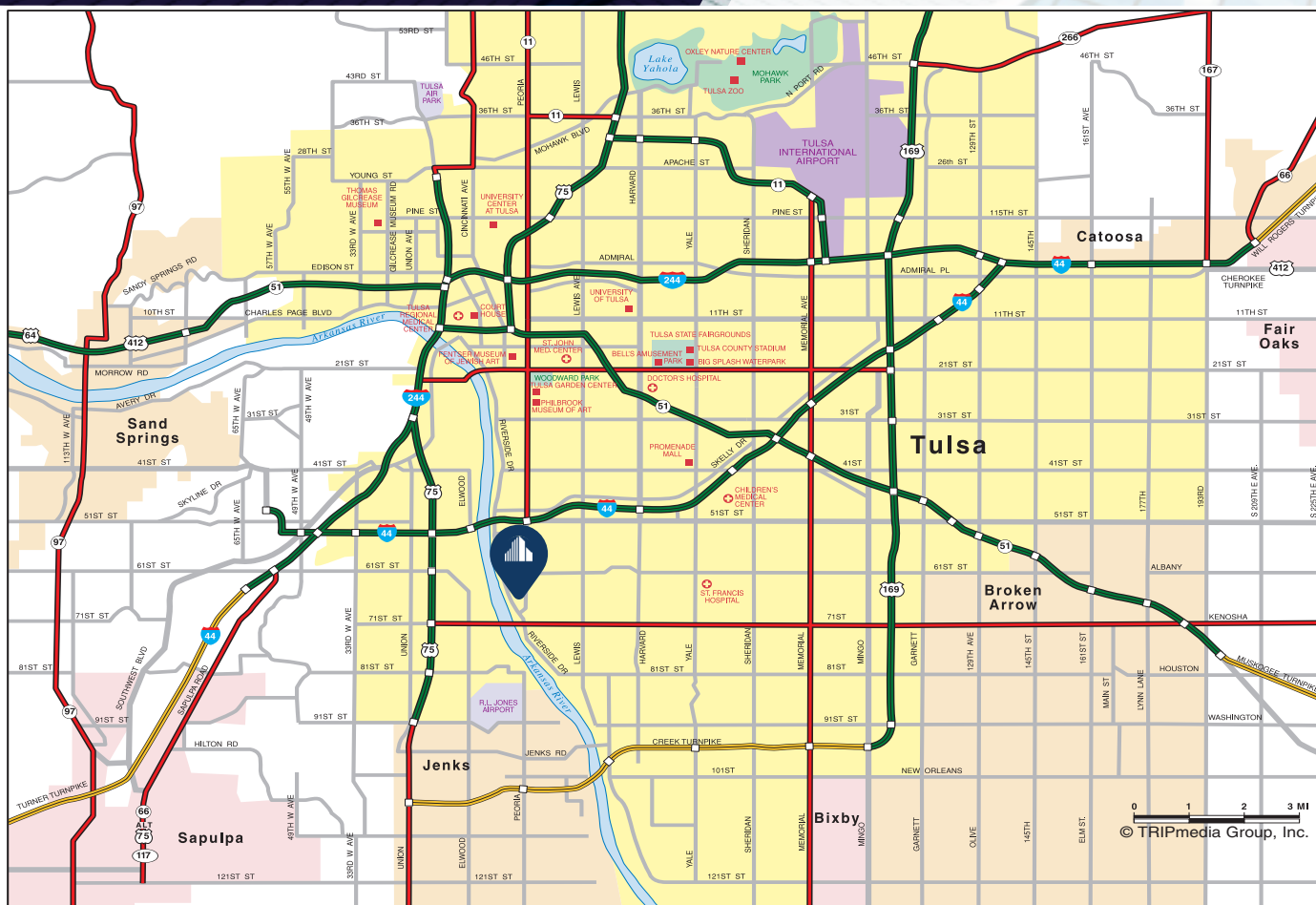
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DAILY TRAFFIC COUNT

STREET	AVG DAILY VOLUME
Riverside Pkwy	34,115
E 71st St	31,784

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