



BROKEN
ARROW
BEAUTY
COLLEGE

FOR
SALE

11122
EAST
71ST
STREET

TULSA, OK 74133

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REPPE PROPERTY
GROUP

COMMERCIAL REAL ESTATE

BROKEN
ARROW
BEAUTY
COLLEGE



PROPERTY INFORMATION

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Explore this prime investment opportunity in the Tulsa area, boasting a spacious 9,000 SF building perfectly suited for retail or street retail purposes. With a strategic location in a high-traffic area, this property offers exceptional visibility and accessibility for retail investors. The well-maintained building features ample space for showcasing products and attracting customers. Its layout and design are ideal for creating an engaging retail environment, making it a compelling choice for investors seeking a dynamic retail space. Don't miss out on the chance to own a property with immense potential and a strong presence in the vibrant retail market.

PROPERTY HIGHLIGHTS

- Spacious 9,000 SF building
- High-visibility for retail and restaurant purposes
- Strategic positioning for customer accessibility
- Dynamic and engaging property
- Strong presence in vibrant retail market

OFFERING SUMMARY

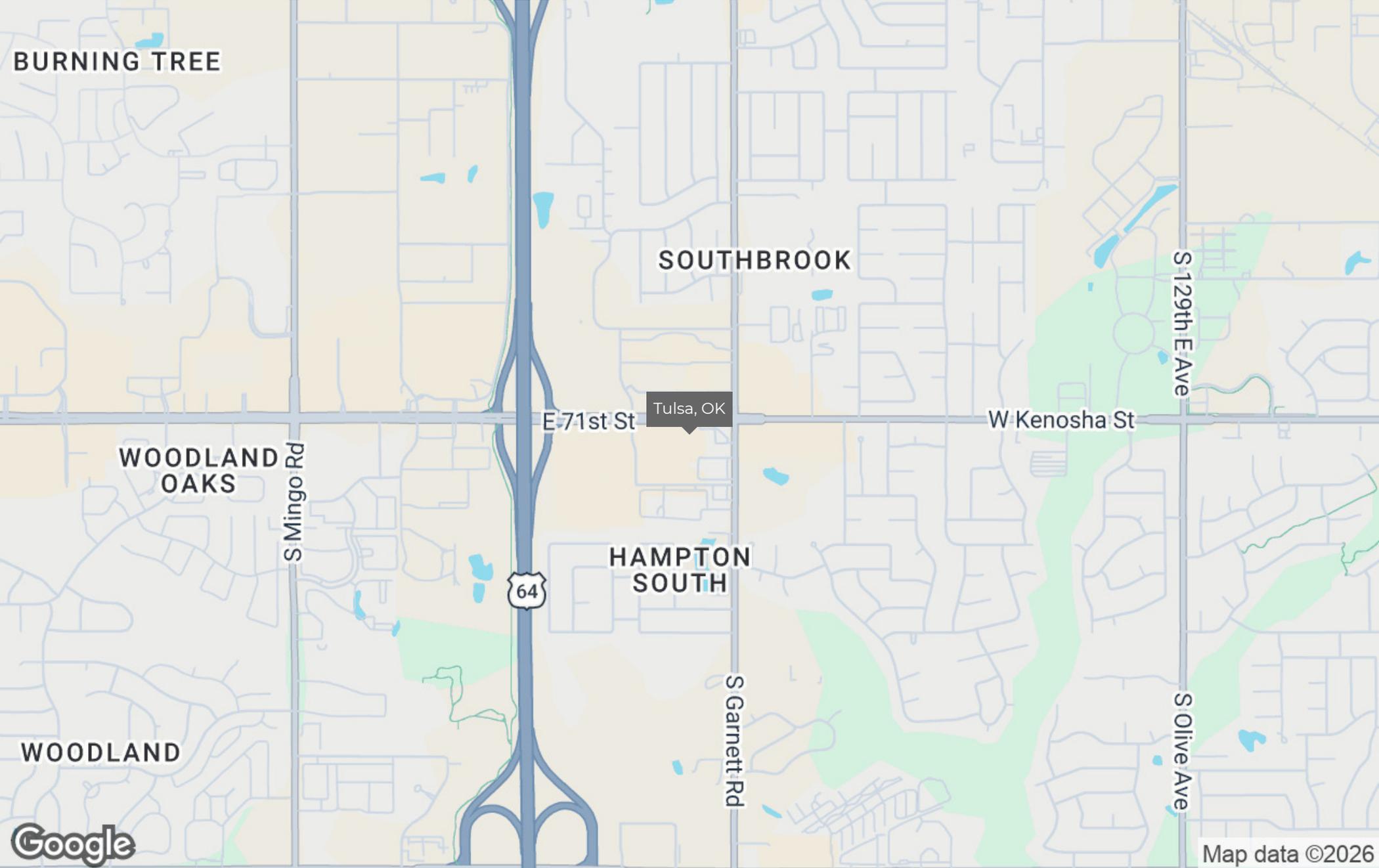
Sale Price:	\$2,850,000
Building Size:	9,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	163	759	3,827
Total Population	463	2,134	9,913
Average HH Income	\$101,998	\$104,832	\$105,581

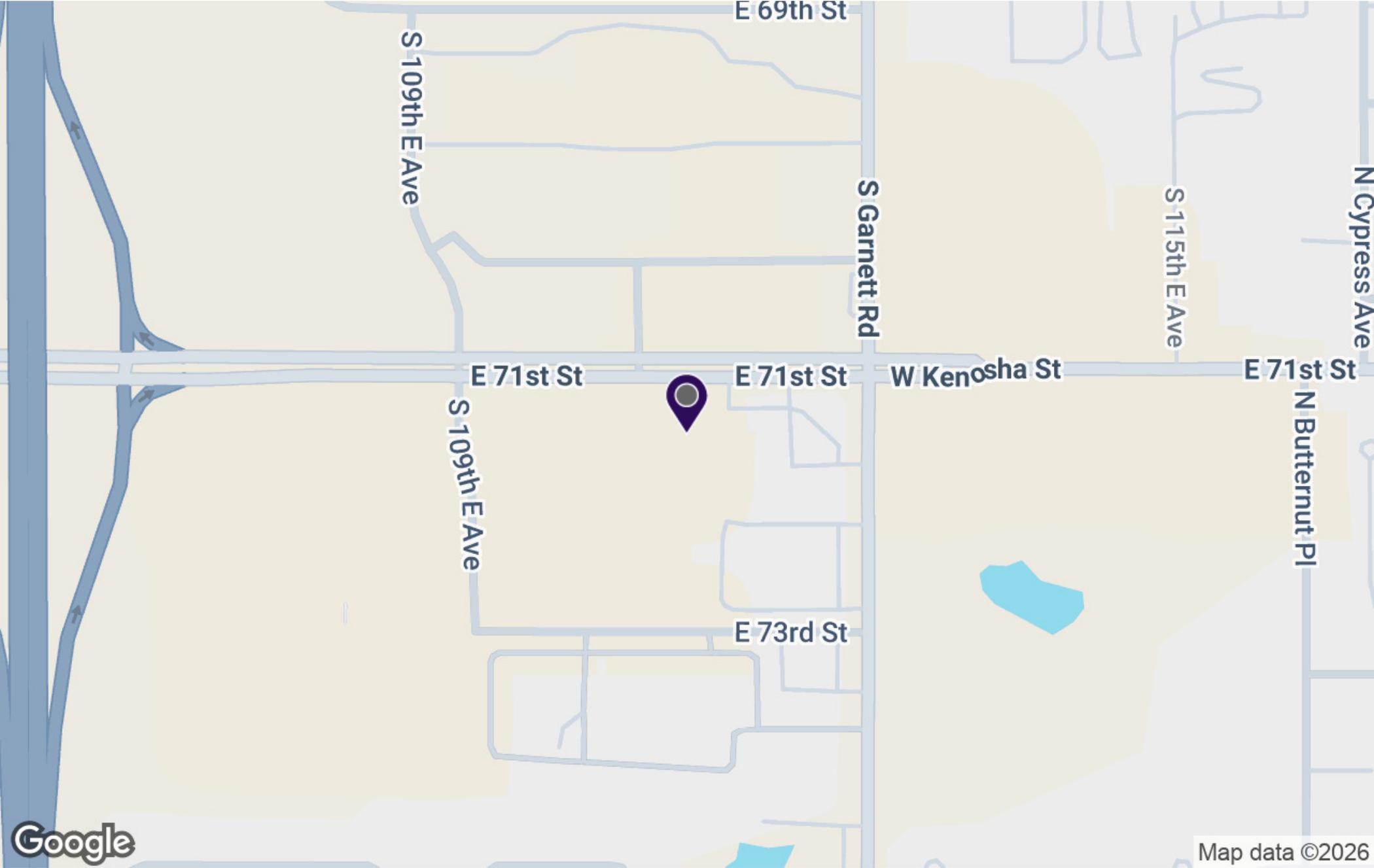
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LOCATION INFORMATION

REGIONAL MAP



LOCATION MAP



RETAILER MAP

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	463	2,134	9,913
Average Age	40.1	39.9	37.9
Average Age (Male)	35.5	35.6	35.0
Average Age (Female)	43.2	42.8	39.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	163	759	3,827
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$101,998	\$104,832	\$105,581
Average House Value	\$248,857	\$241,595	\$238,452

2023 American Community Survey (ACS)

