



## Property Description

Now available for lease or sale, this prime commercial property is located at 8414 E 101st Street, Tulsa, OK. This modern space was most recently a Montessori school and offers a highly versatile layout, perfect for a range of businesses. The spacious interior includes large reception area, ten large classrooms each with sinks and restrooms, a small activity room and a kitchen with appliances. The property was completely renovated in 2023 with a new roof, hvac units, fire system, flooring, walls, ceilings, lighting, electrical panels, security system, hot water tank, washer/dryer hookup, outdoor play equipment, iron fencing, landscaping, parking lot repair and seal coat. The property features 107 parking spaces.

## Property Highlights

- 300 Feet of frontage along East 101st Street
- Zoning is Commercial Office (CO)
- Built in 1984 and completely renovated in 2023
- 47,400 VPD at intersection of Memorial Drive and South 101st Street
- Easy Access to the Creek Turnpike with 61,900 VPD
- Neighboring Retail Includes: Super Target Power Center, Costco, Lifetime Fitness, Sprouts Market, B&B Theatres, QuikTrip.
- Excellent Demographics

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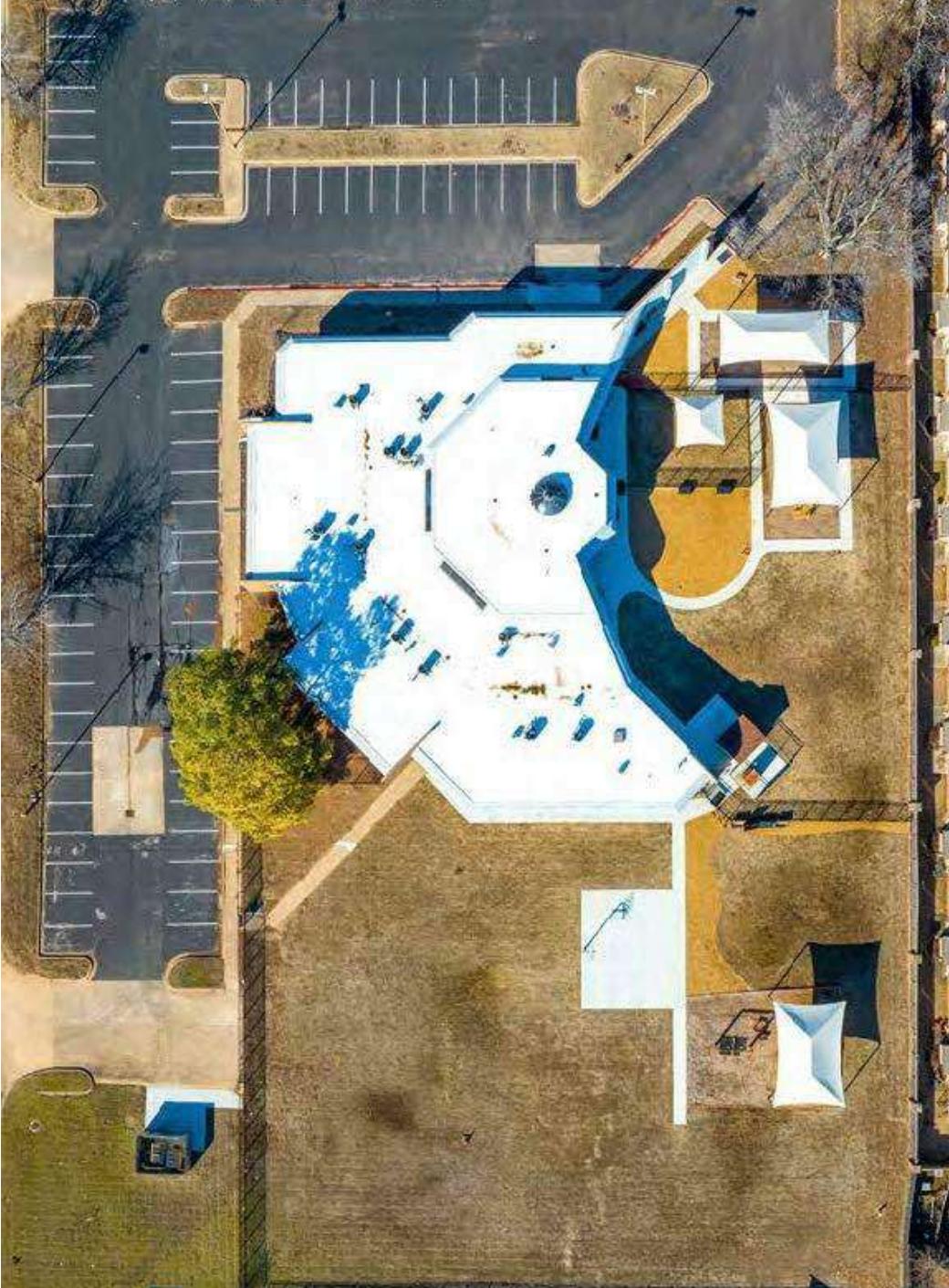
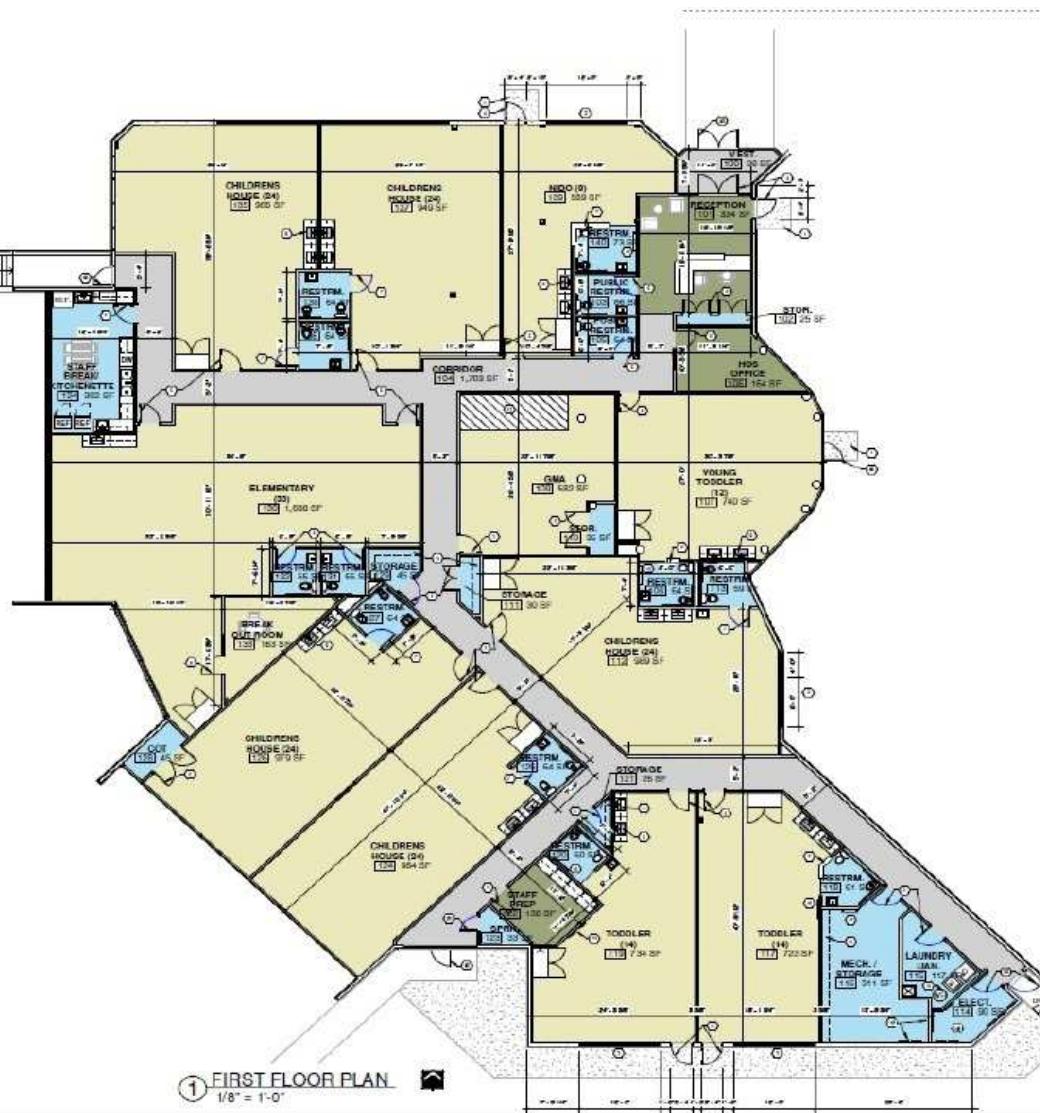
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## Location Description

Nestled in the highly sought-after south Tulsa submarket, the subject property is located just east of the intersection of East 101st Street and S. Memorial Drive. Abundant retail, dining, office and medical locations thrive in this area, making this site a convenient location for a variety of businesses. Whether you're seeking a retail storefront or professional office space, this property presents an exceptional opportunity to establish or expand your business.

## Offering Summary

SALE PRICE:	\$4,500,000
LEASE RATE:	\$30.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	15,285 SF
LOT SIZE:	3.25 Acres (141,254 SF)
BUILDING SIZE:	15,285 SF



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# MONTESSORI SCHOOL



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Creek Turnpike - 61,900 VPD Creek Turnpike (Toll road)



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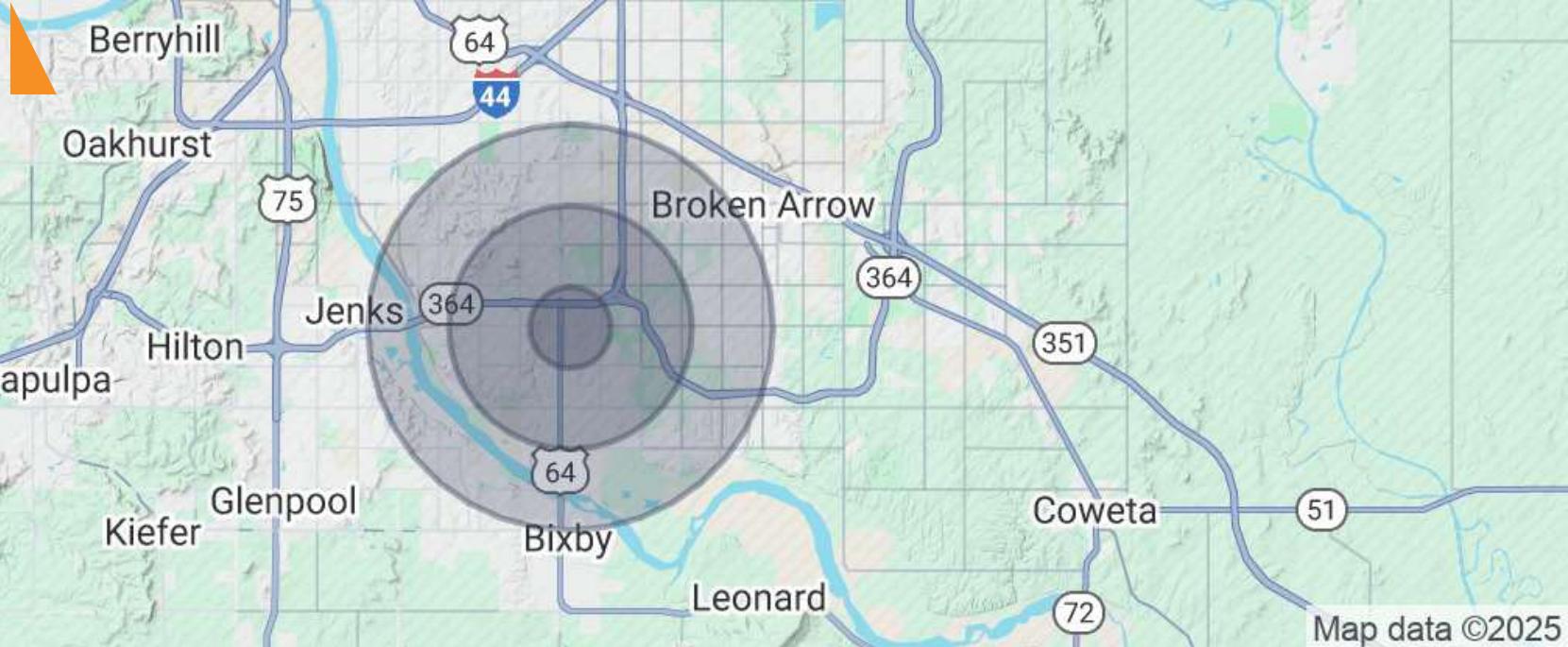
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,328	78,736	180,627
AVERAGE AGE	40	41	40
AVERAGE AGE (MALE)	40	40	39
AVERAGE AGE (FEMALE)	41	42	42

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,893	31,203	71,461
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$136,085	\$133,282	\$115,361
AVERAGE HOUSE VALUE	\$405,901	\$385,471	\$331,634

Demographics data derived from AlphaMap



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