

RESTAURANT FOR SALE

4070 Southwest Blvd. - Tulsa, OK 74107



PROPERTY HIGHLIGHTS



Brad Baldwin
P) 918-665-1210

- ZONED IL (Industrial Light)
- BUILDING TOTAL: 5,450 SF
- LOCATED ALONG ROUTE 66
- 46 PARKING SPACES
- INCLUDES RESTAURANT EQUIPMENT
- OPERATING BUSINESS - Please Don't Disturb!



Traffic Count

INCOG 2022

4,612 Vehicles per day

Southwest Blvd.

3,815 Vehicles per day

W. 41st St. St.

23,710 Vehicles per day

I-244 Hwy



2023 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	6,200	36,530	123,428
Households	2,488	16,524	56,619
Average HH Income	\$68,031	\$92,487	\$97,860

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"A Leader in Tulsa Commercial Real Estate Since 1979"

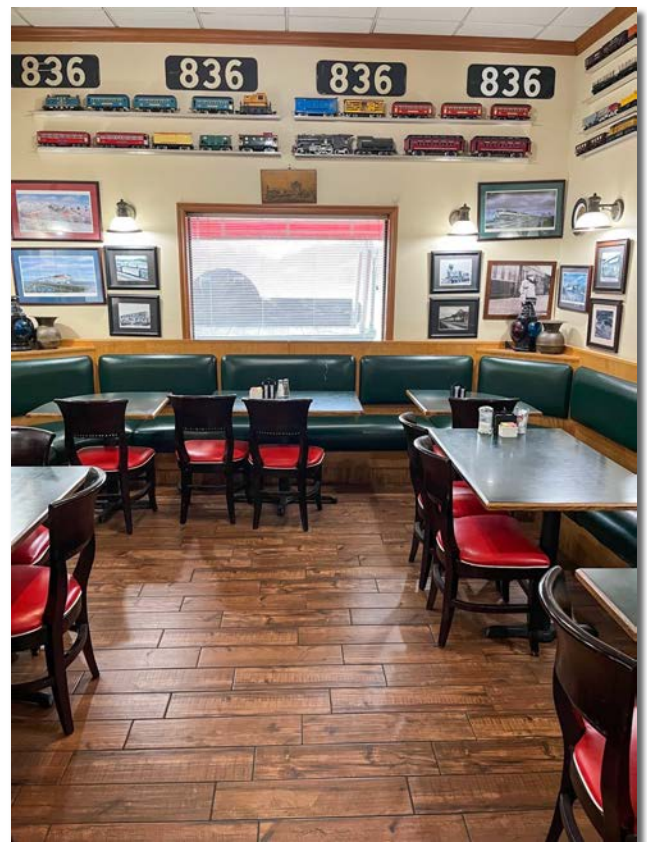
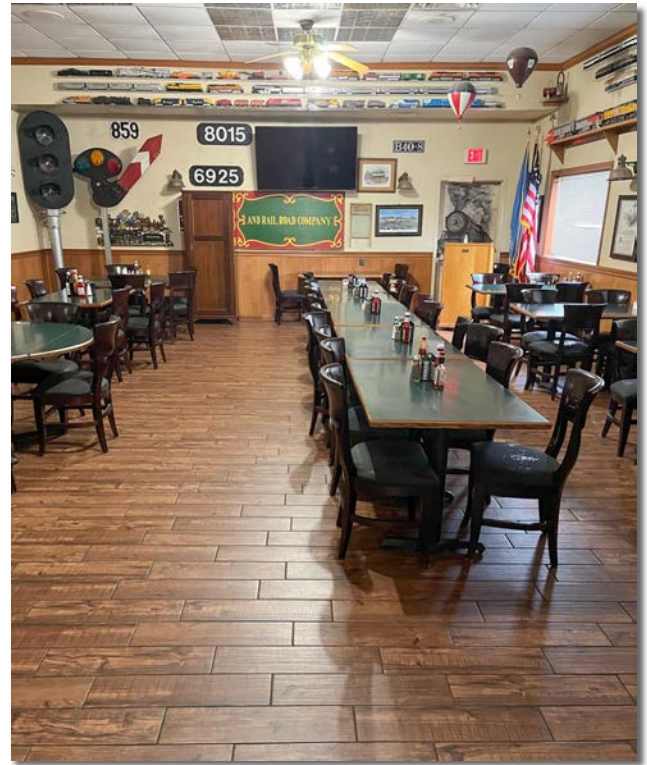
Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136 | Office 918.665.1210 | Fax 918.665.6462 | www.BauerTulsa.com

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

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NEARBY BUSINESSES

ROGERS GLASS

AMETEK MRO

H & R BLOCK

NAPA AUTO PARTS

AGITSI STAINED GLASS

ARNOLD'S HAMBURGERS

DOLLAR TREE

FAMILY DOLLAR

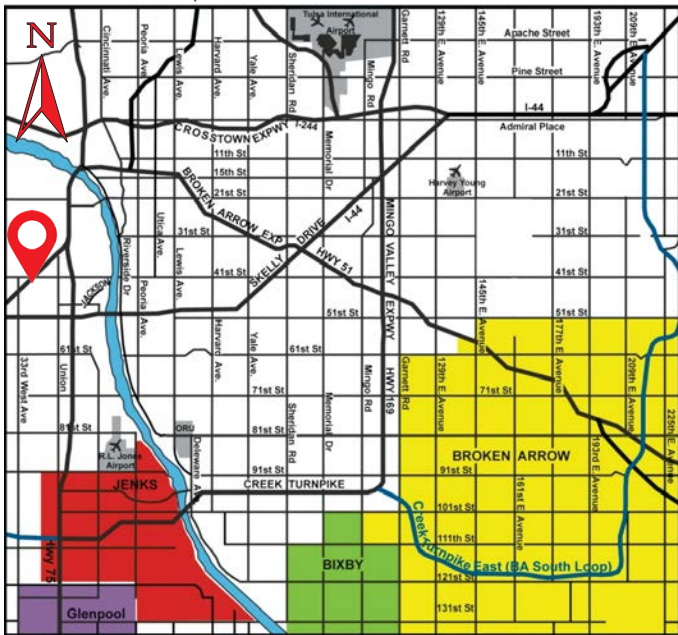
RED FORK ART GALLERY

ROUTE 66 SAVE MORE FOOD MARKET

AUTOZONE

QUICKTRIP

Greater Tulsa Area Map



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