

Retail for Lease

1517-1523 S Harvard Ave

Tulsa, OK 74112

WIGGIN
PROPERTIES, LLC



Retail for Lease

1517-1523 S Harvard Ave, Tulsa

Center Size: 12,678± SF

Available SF:

- Ste 1517-C 2,140± SF
- Ste 1523-A 3,150± SF
- Ste 1523-C 1,050± SF

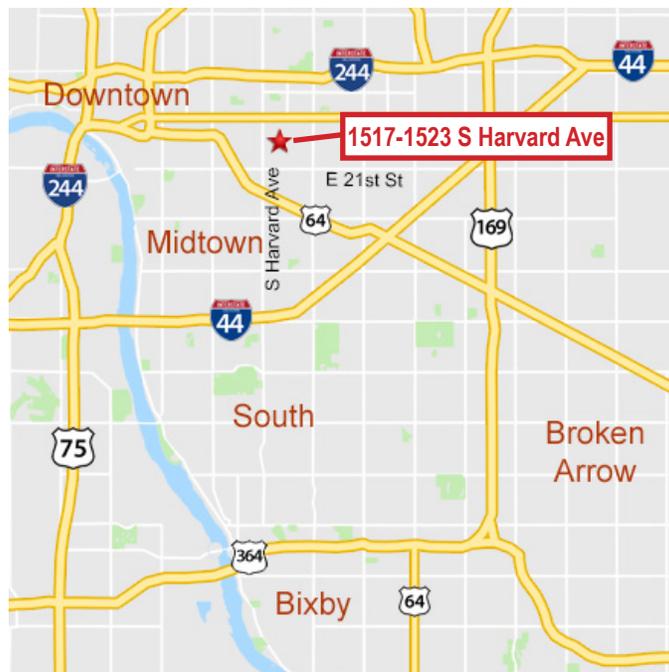
Rate: Negotiable

Signage: Pylon

Traffic Counts:

- 21,322 vpd S. Harvard Ave ('25)
- 16,788 vpd E. 15th St ('25)
- 25,862 vpd S 33rd E Ave ('25)

- Highlights:
- Remodeled exterior 2024
 - White-box ready interior
 - Abundant parking
 - Great location at 15th & Harvard
 - Easy access to Hwy 51
 - Building signage & pylon signage



Demographics

| 2024 | 1 mile | 3 miles | 5 miles |
|-------------------|------------------------|-------------------------|-------------------------|
| Population | 11,737 | 101,455 | 223,463 |
| Average HH Income | \$83,703 | \$80,712 | \$70,312 |
| Households | 5,387 | 44,021 | 95,731 |

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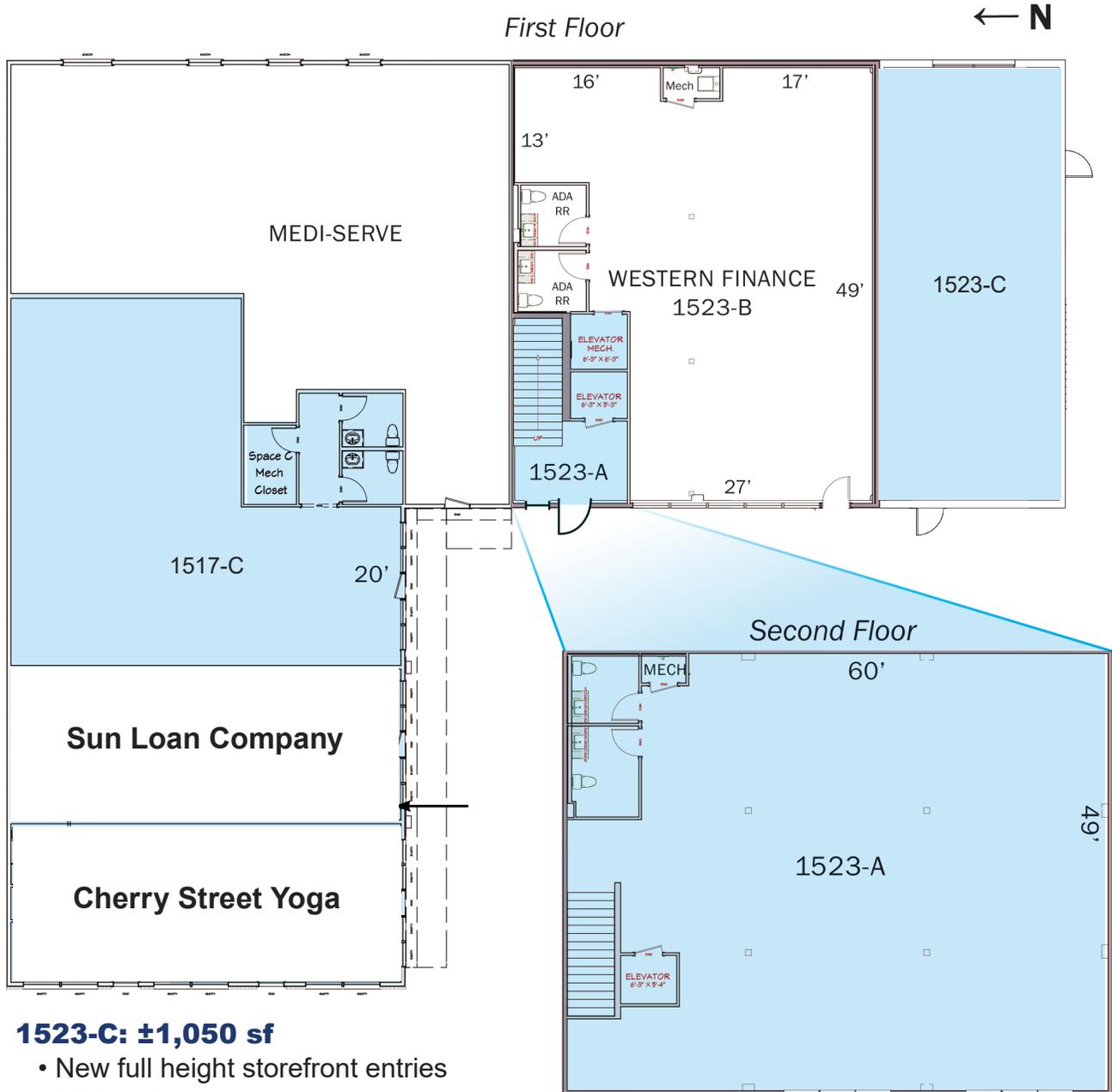


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1517-1523 S Harvard Floorplans



1523-C: ±1,050 sf

- New full height storefront entries
- High ceilings
- Frontage on Harvard Ave

1517-C: ±2,140 sf

- New full height storefront entries
- New ADA restrooms
- High ceilings
- Frontage on Harvard Ave

1523-A: ±3,150 sf (2nd floor)

- Separate ground floor entry
- Elevator access
- Ready for buildout
- Exposed 9' ceilings

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