

PLAINS

Commercial Real Estate

SOUTHROADS VILLAGE - FOR LEASE

5321 - 5355 E 41st St, Tulsa, OK 74135



FOR LEASE

5335 E 41st St, Tulsa, OK 74135

JAKE HINCKLEY // (405) 657-0096 // JAKE.HINCKLEY@PLAINSCRE.COM

LOCATION:

5335 E 41st St, Tulsa, OK 74135

LEASE PRICE:

\$14.50 - \$20.00 / SF + NNN

SIZE:

1,400 - 21,950 SF

PROPERTY HIGHLIGHTS:

- » Anchor & Junior Anchor Suites Available
- » 2nd Generation Salon Space Available
- » The Southroads Shopping Center, located immediately west of the property, generates approximately 5 million annual visits
- » #1 performing Chick-Fil-A, Schlotzsky's, Michaels, Old Navy and AMC within the state of Oklahoma
- » Strong surrounding tenant mix within the corridor
- » Dock Height Doors
- » Great access and visibility

TRAFFIC COUNTS:

E 41st St: 17,800 VPD('23)

Yale Ave: 29,000 VPD('23)

Hudson Ave: 5,100 VPD('24)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	9,677	90,668	276,622
Daytime Population	16,306	121,544	332,935
Avg. HH Income	\$77,637	\$103,465	\$92,210



ATTRACTIONS:



Tenant	Suite	GLA
1 Red Crown Federal Credit Union	5321	3,050
2 Vacant	5323	6,950
3 Vacant	5327	15,000
4 Pooches	5331	10,560
5 Vacant	5533 A	1,750
6 Castle Nails	5533 B	1,750
7 Big Biscuit	5335	4,030
8 R3 Stretch	5343	1,750
9 Vacant	5345	1,400
10 Crumbl Cookies	5347	1,796
11 H&R Block	5349	2,000
12 Vintage Stock	5353	3,000
13 The Flame Broiler	5355	1,750
14 Pad Site	NAP	



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