

THE FARM

5321 SOUTH SHERIDAN ROAD, TULSA, OK 74145

FOR LEASE



PROPERTY DESCRIPTION

The Farm is an iconic shopping area has been a staple of Tulsa for over 50 years. With 70% of Tulsa's population residing within five miles of this location, this property offers unparalleled visibility and access to a large consumer base. The versatile space is perfectly suited for a wide range of businesses and is designed to elevate your business presence. Experience the potential of this dynamic space, where your business ambitions can thrive and gain visibility within the heart of Tulsa. From its convenient accessibility to its attractive curb appeal, this property is designed to elevate your business presence and cater to your operational needs. Experience the potential of this dynamic space, where your business ambitions can thrive.

PROPERTY HIGHLIGHTS

- - Iconic shopping area with over 50 years of history
- - 70% of Tulsa's population lives within 5 miles
- - Versatile layout for a variety of businesses
- - Ample parking

OFFERING SUMMARY

Lease Rate:	\$14.00 - 24.00 SF/yr (NNN)		
Number of Units:	45		
Available SF:	1,024 - 12,206 SF		
Building Size:	170,202 SF		
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	251	1,356	5,656
Total Population	548	3,149	12,842
Average HH Income	\$111,207	\$99,661	\$82,928



Bob Reppe // Managing Broker // 918.301.0736 // bob@reppepropertygroup.com

COMMERCIAL REAL ESTATE

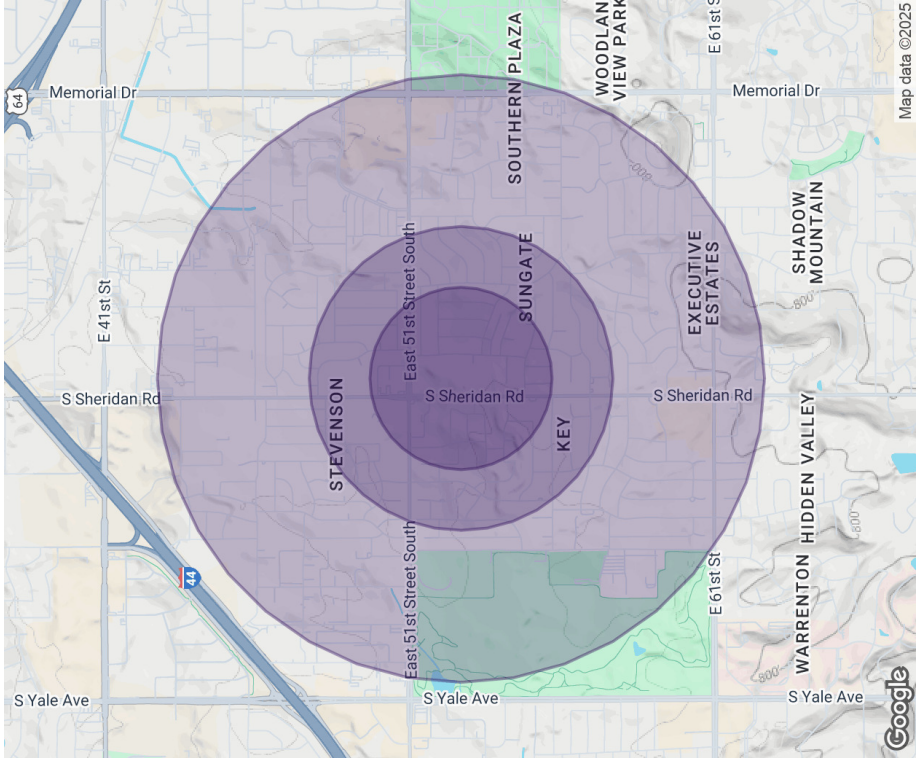
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POPULATION				0.3 MILES	0.5 MILES	1 MILE
Total Population				548	3,149	12,842
Average Age				48	45	41
Average Age (Male)				46	43	40
Average Age (Female)				49	46	42
HOUSEHOLDS & INCOME				0.3 MILES	0.5 MILES	1 MILE
Total Households				251	1,356	5,656
# of Persons per HH				2.2	2.3	2.3
Average HH Income				\$111,207	\$99,661	\$82,928
Average House Value				\$239,159	\$210,681	\$195,068

Demographics data derived from AlphaMap



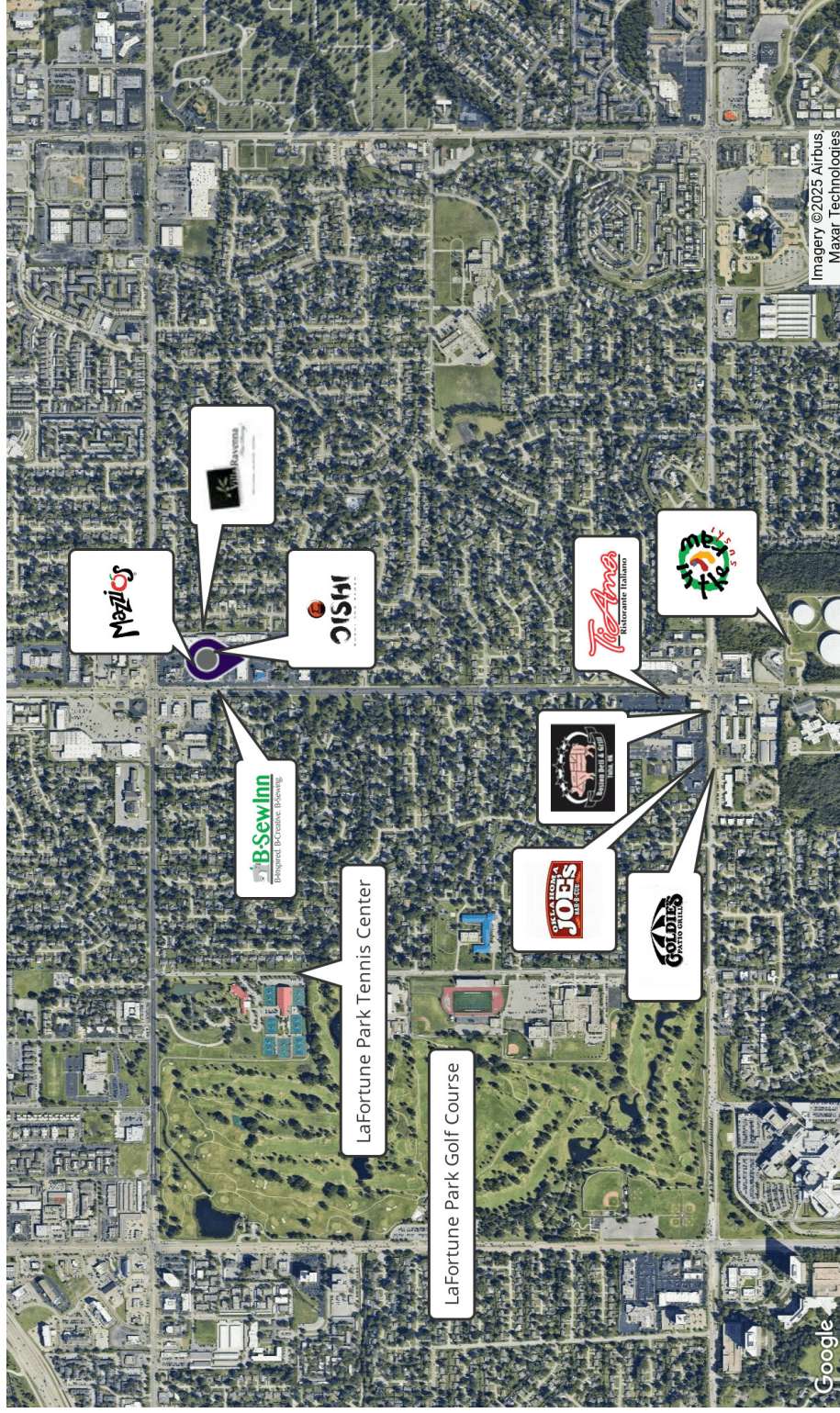
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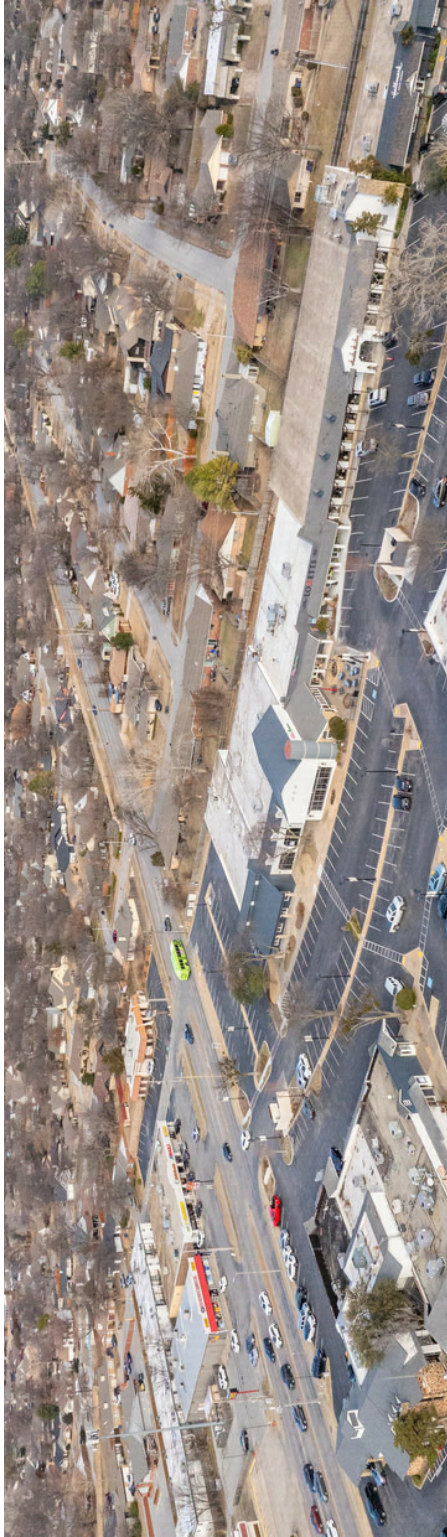
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,024 - 12,206 SF	Lease Rate:	\$14.00 - \$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6560 E 51st St	Available	6,606 - 10,603 SF	NNN	\$14.00 SF/yr	-
6514 E 51st St	Available	1,024 SF	NNN	\$22.00 SF/yr	-
6516 E 51st st	Available	12,206 SF	NNN	\$16.00 SF/yr	-
5229 S Sheridan Rd	Available	1,945 SF	NNN	\$24.00 SF/yr	-
5107 S Sheridan Rd	Available	2,007 SF	NNN	\$22.00 SF/yr	-
5213 S Sheridan	Available	1,398 SF	NNN	Negotiable	-
5225 S Sheridan	Available	4,002 SF	NNN	Negotiable	-

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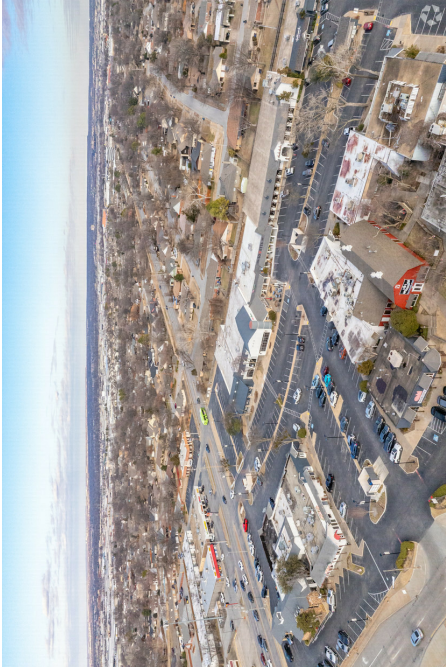
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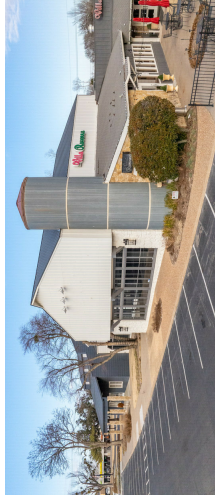
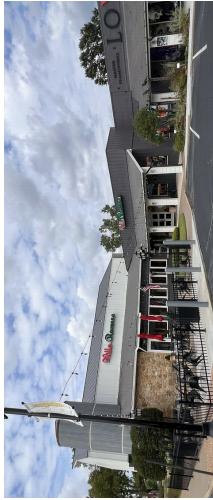


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5247 S Sheridan	Available	4,636 SF	NNN	Negotiable	-
5205 S Sheridan	Available	1,561 SF	NNN	\$20.00 SF/yr	-
5219 S Sheridan	Available	3,201 SF	NNN	\$20.00 SF/yr	-
52127 S Sheridan	Available	2,068 SF	NNN	\$20.00 SF/yr	-
5225 S Sheridan	Available	2,500 SF	NNN	\$22.00 SF/yr	-

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