

DOWNTOWN RETAIL OPPORTUNITY (SUBLEASE)



Property Description

This property at 723 E 2nd St S in Tulsa, OK is a prime retail opportunity ideally suited for a bar or restaurant, brewery, event venue, or other specialty use. The site is surrounded by several multifamily developments, providing a built-in customer base within walking distance. In addition, the area's existing entertainment and dining amenities contribute to consistent foot traffic and strong sales potential.

Location Description

Located on 2nd street in downtown Tulsa, this location offers excellent visibility/frontage, nearby highway access and nearby dining and multifamily destinations.

Offering Summary

LEASE RATE:	Negotiable
AVAILABLE SF:	4,800 SF
LOT SIZE:	1 Acres
BUILDING SIZE:	4,800 SF

Demographics

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	173	425	2,891
TOTAL POPULATION	286	894	7,524
AVERAGE HH INCOME	\$92,661	\$90,655	\$84,438

Jordan Helmerich, JD

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Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

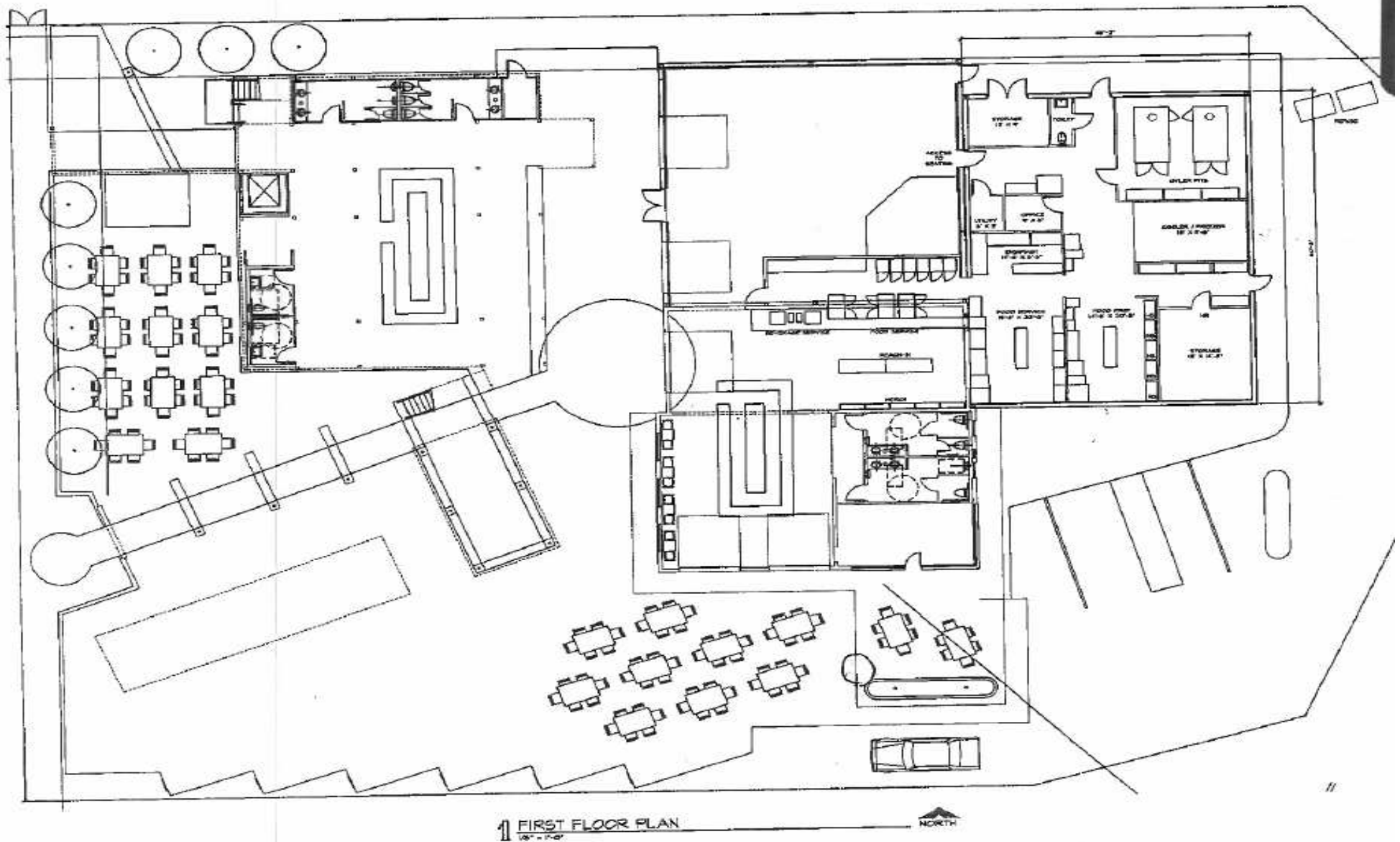
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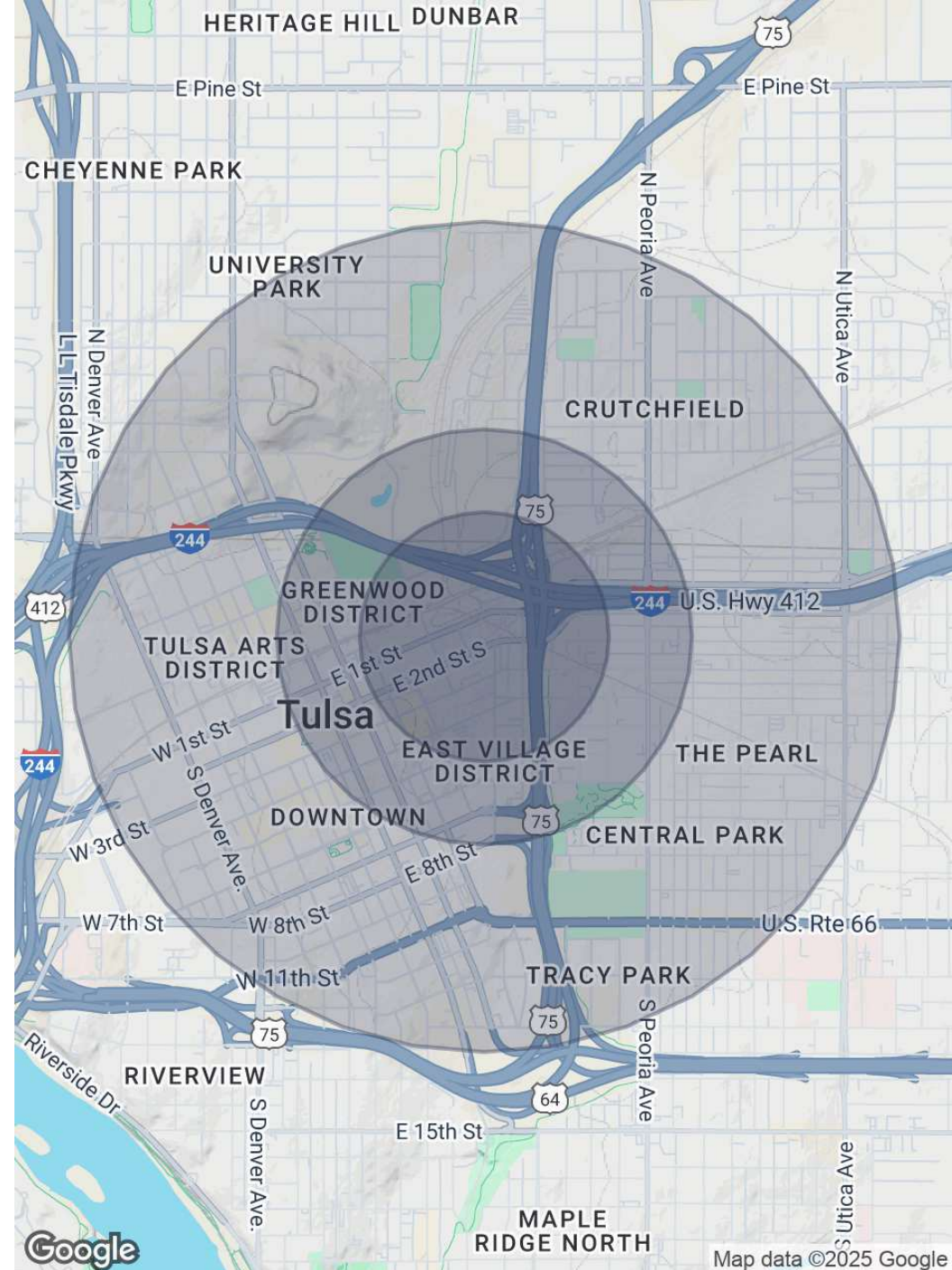
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Population	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	286	894	7,524
AVERAGE AGE	38	38	39
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	37	38	38
Households & Income	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	173	425	2,891
# OF PERSONS PER HH	1.7	2.1	2.6
AVERAGE HH INCOME	\$92,661	\$90,655	\$84,438
AVERAGE HOUSE VALUE	\$386,558	\$351,846	\$307,810

Demographics data derived from AlphaMap



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