

FOR LEASE - 10249 E 41ST ST, TULSA, OK 74146

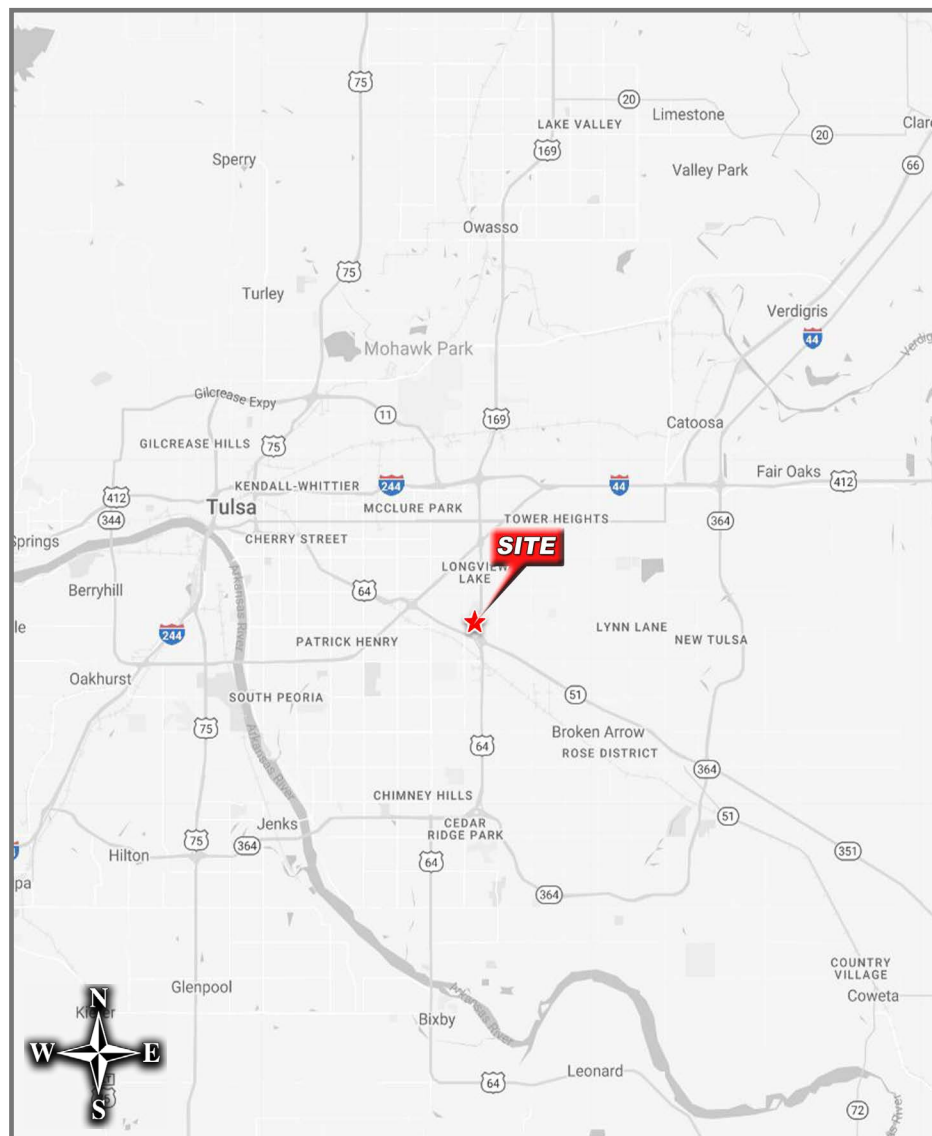


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RETAIL SITE GROUP, LLC
2932 NW 122ND STREET, STE 7
OKLAHOMA CITY, OK 73120



Property Details & Highlights

- 1,825 SF building
- 0.99 AC lot
- Built in 2022
- Former Dunkin' Go
- Asking rent - \$100,000/year
- Sublease expiration - January 2044 (20-year initial term)

Traffic Counts

E 41st Street: 22,600 VPD (ODOT 2023)

US Highway 169: 111,900 VPD (ODOT 2024)

US Highway 64: 107,4000 VPD (ODOT 2024)

Demographic Snapshot - 1-3-5 Mile Radius Rings

2025 POPULATION	DAYTIME POP.	AVG HH INCOME
1-Mile: 13,189	1-Mile: 16,380	1-Mile: \$53,913
3-Mile: 98,917	3-Mile: 116,895	3-Mile: \$69,559
5-Mile: 232,349	5-Mile: 266,830	5-Mile: \$89,331

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PHOTOS



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SITE AERIAL

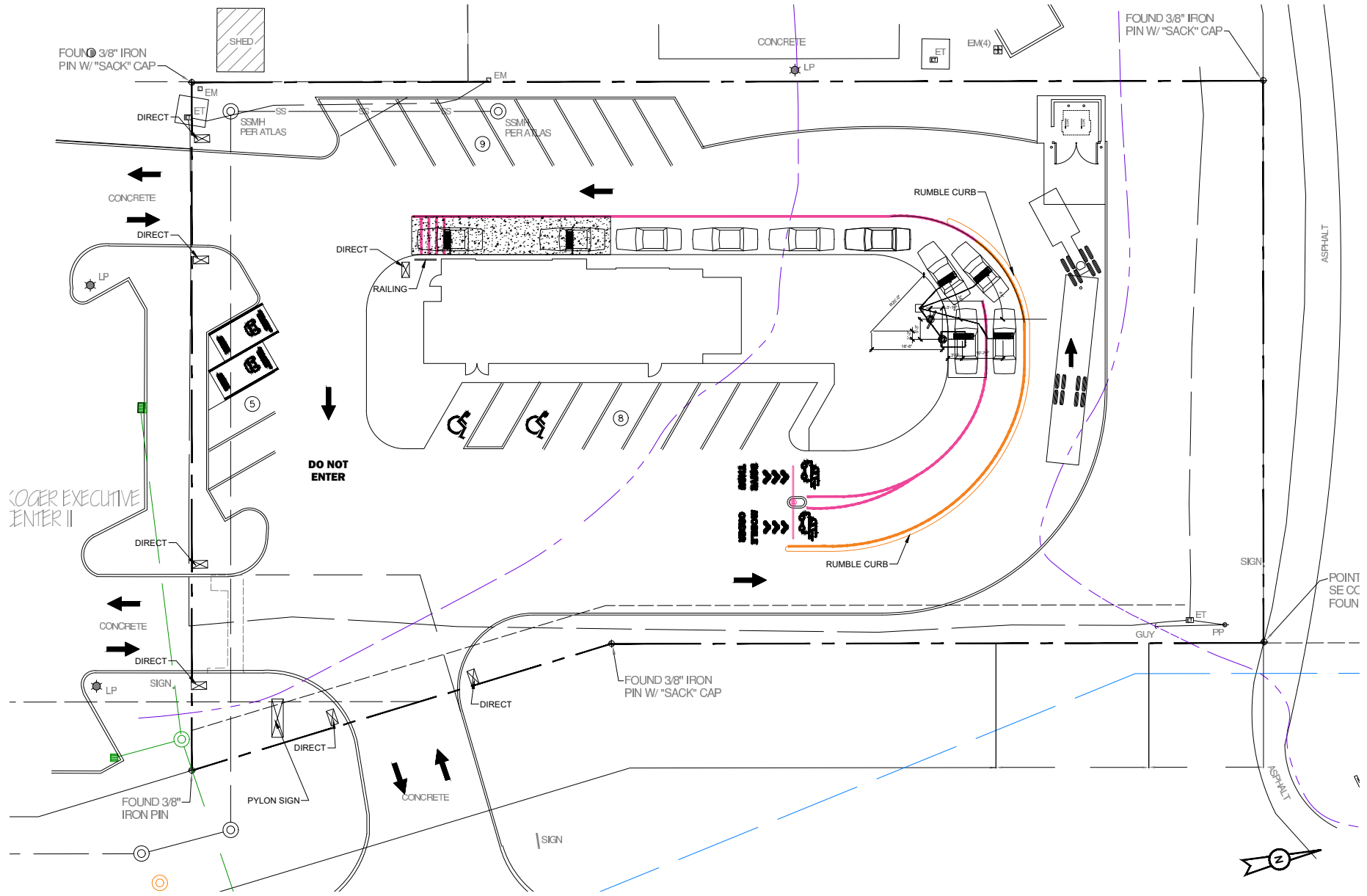


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INTERSECTION



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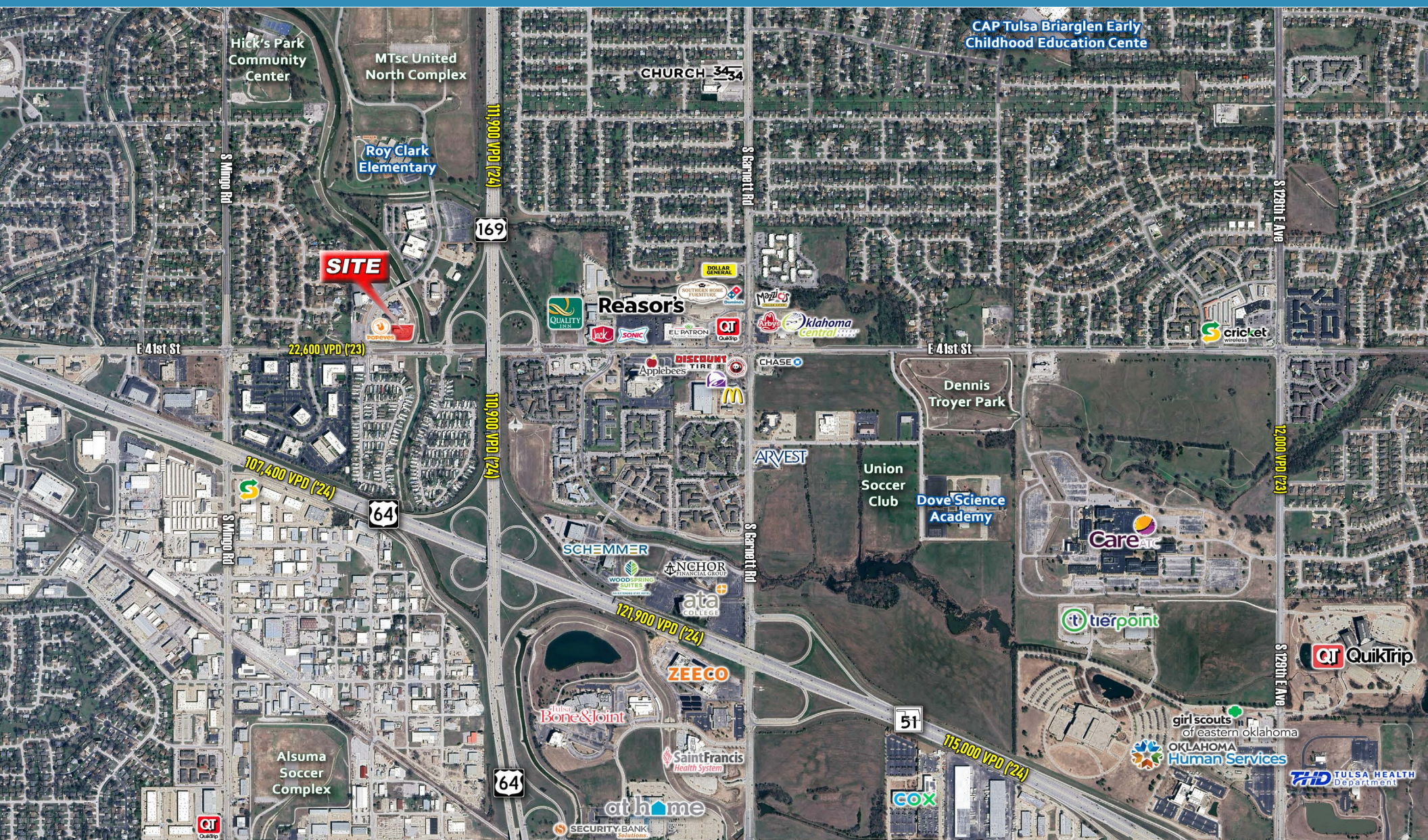
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MARKET AERIAL



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