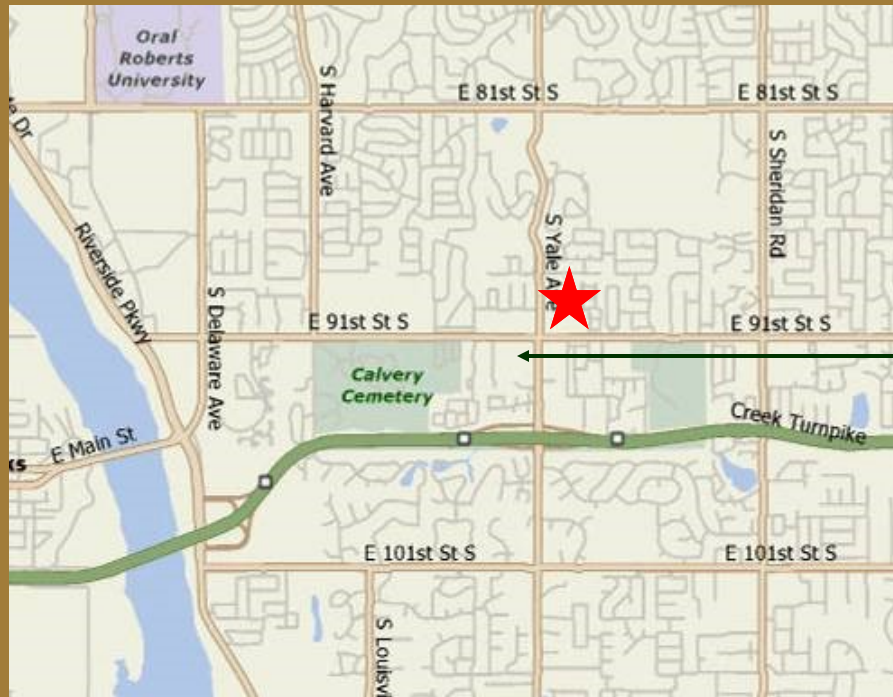
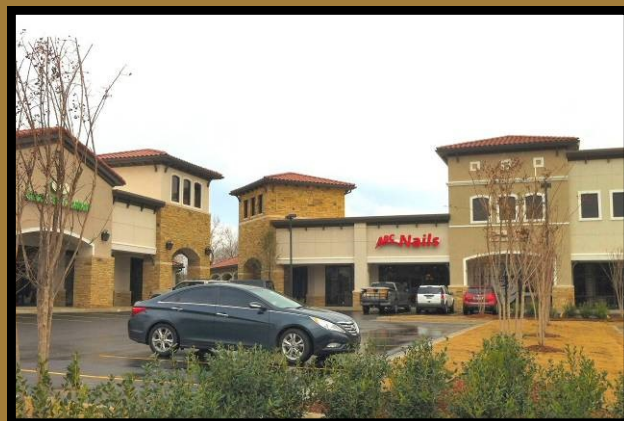


# TUSCANA ON YALE

NE/C 91st & South Yale Ave  
Tulsa, Oklahoma



*A distinguished location  
for Tulsa's finest restaurants,  
retailers and service providers!*



7060 S. Yale Ave., Ste. 900  
Tulsa, OK 74136  
918.481.8888  
www.walmancommercial.com

[www.tuscanaonyale.com](http://www.tuscanaonyale.com)

All statements herein are for informational purposes only and are believed to be reliable; however, no warranty or representation is made to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

# TUSCANA ON YALE



2,347 SF End Cap Available

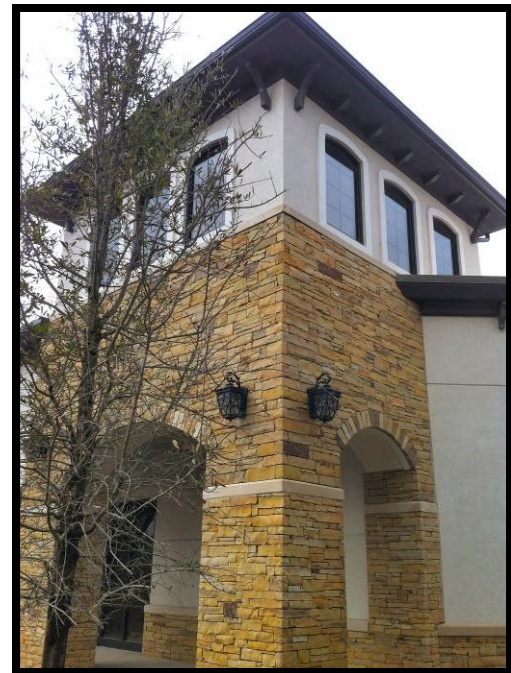
Northeast Corner 91st Street & South Yale Avenue  
Tulsa, Oklahoma

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Tulsa, OK 74136  
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# TUSCANA

ON YALE

## Site Features...

[www.tuscanaonyale.com](http://www.tuscanaonyale.com)

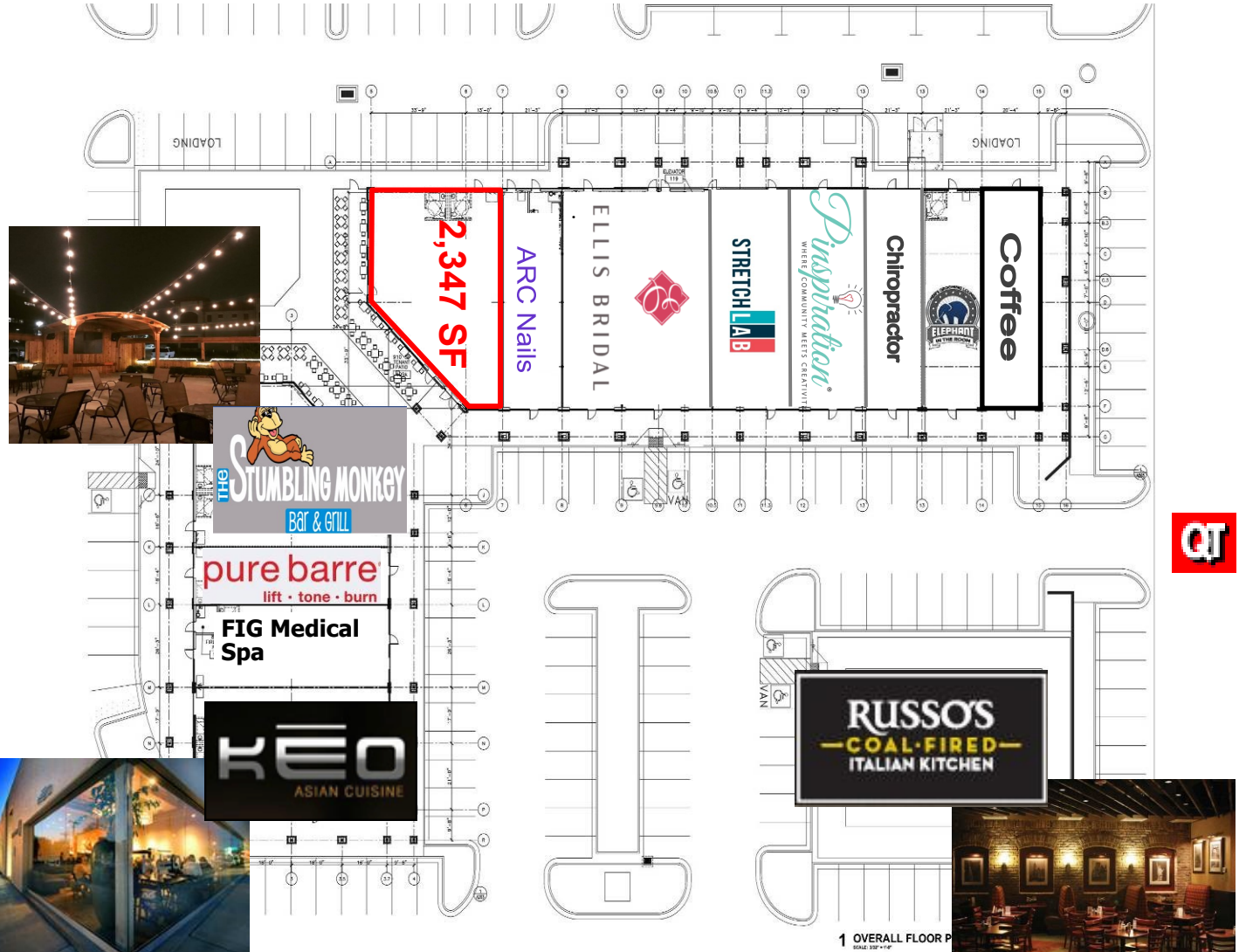
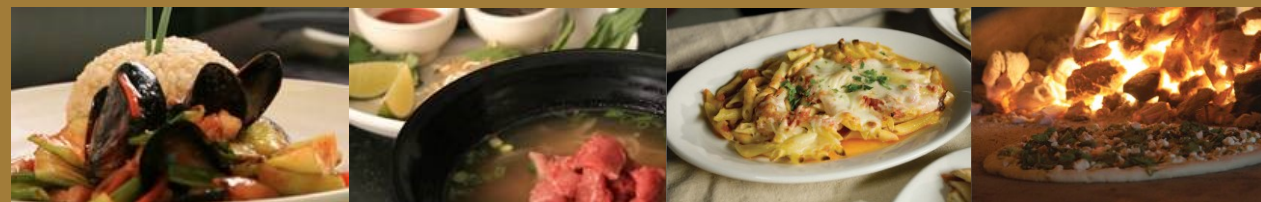
- 32,000 square feet quality, upscale retail & office development.
- Italian architectural design featuring custom wrought iron & wood elements
- Highest Average Household Income in Northeastern Oklahoma
- Class A office spaces above retail

## Demographics:

	1 MI	3 MI	5 MI
Population	8,178	79,040	180,395
Households	3,363	32,877	75,919
Avg. HH Income	\$118,202	\$98,830	\$83,052

## Traffic Counts:

91st Street - 16,600 cpd  
S. Yale Avenue - 21,300 cpd



# TUSCANA

ON YALE

Northeast Corner 91st Street & South Yale Avenue  
Tulsa, Oklahoma

