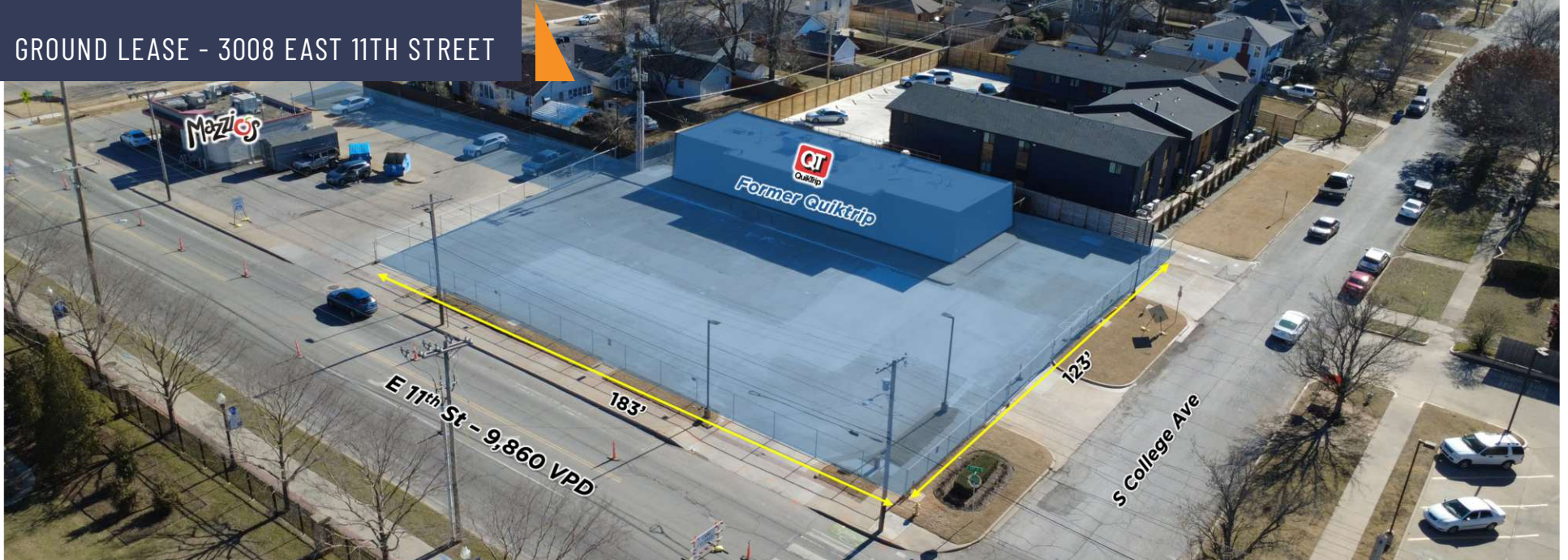


## GROUND LEASE - 3008 EAST 11TH STREET



### 3008 E 11st St, Tulsa, OK 74104

#### Property Description

Absolute NNN

#### Location Description

0.69 Acre former Quiktrip property located across the street the University of Tulsa (3,769 Students Enrolled; source: Utulsa.edu). The site benefits from being positioned on historic Route 66 (E 11th St.) with more than 180 feet of frontage. This property is situated in a heavily trafficked corridor that is frequented by students, travelers, and Tulsans alike.

#### Property Highlights

- Available for Ground Lease only
- Optimal Commercial Heavy (CH) Zoning
- 183' ft of frontage on E 11th Street
- Clean site - UST's removed - clean closure letter

#### VIDEO

#### Offering Summary

|                |                        |
|----------------|------------------------|
| LEASE RATE:    | Contact Broker         |
| LOT SIZE:      | 30,013 SF (0.69 Acres) |
| BUILDING SIZE: | 3,200 SF               |

| Demographics      | 1 Mile   | 2 Miles  | 3 Miles  |
|-------------------|----------|----------|----------|
| TOTAL HOUSEHOLDS  | 5,473    | 18,106   | 40,808   |
| TOTAL POPULATION  | 13,344   | 41,386   | 93,663   |
| AVERAGE HH INCOME | \$66,742 | \$77,984 | \$82,788 |



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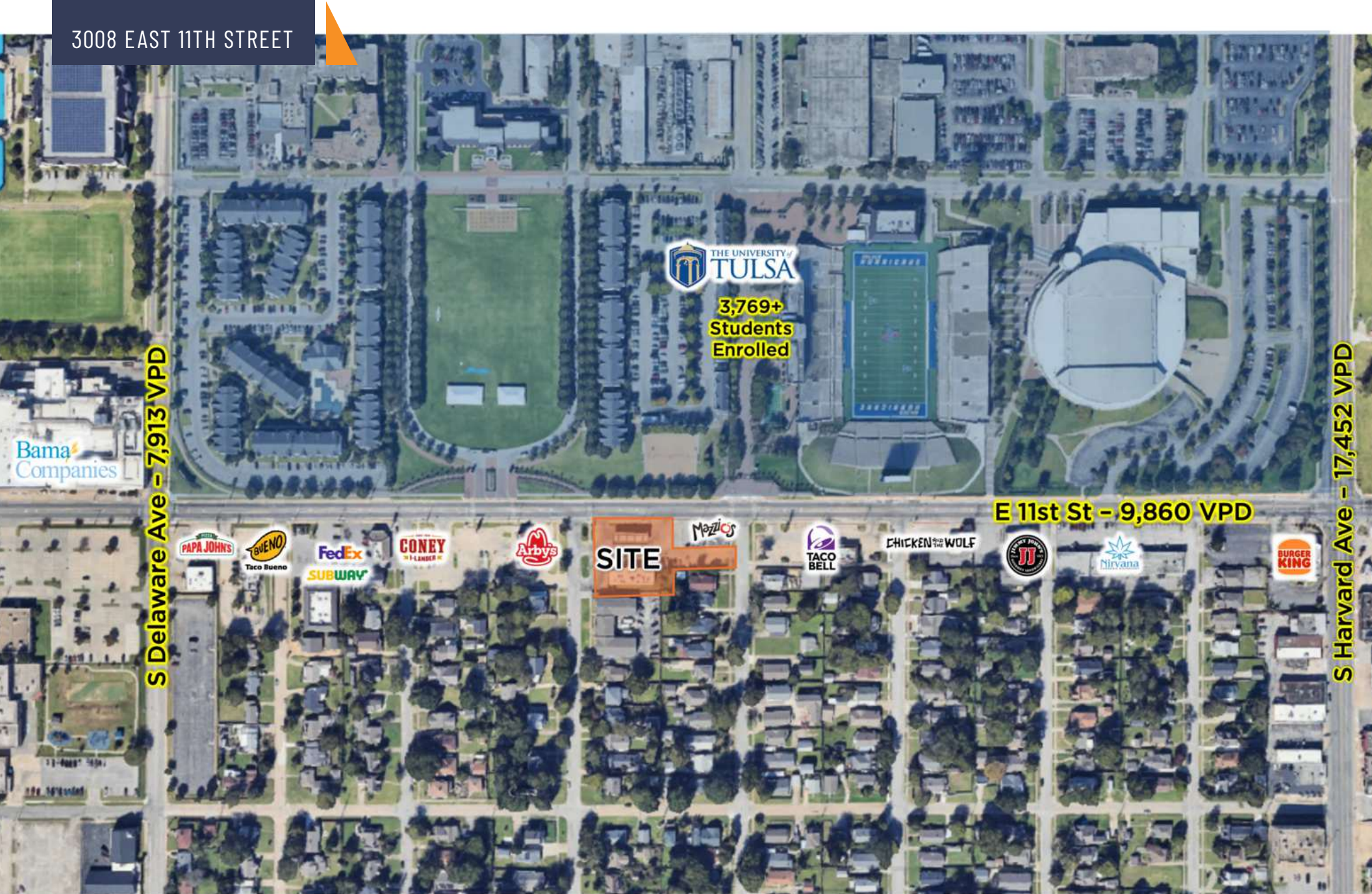




LEGACY  
COMMERCIAL PROPERTY ADVISORS



3008 EAST 11TH STREET



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3008 EAST 11TH STREET

**Downtown  
Tulsa** (>3 miles)



West View



Aerial



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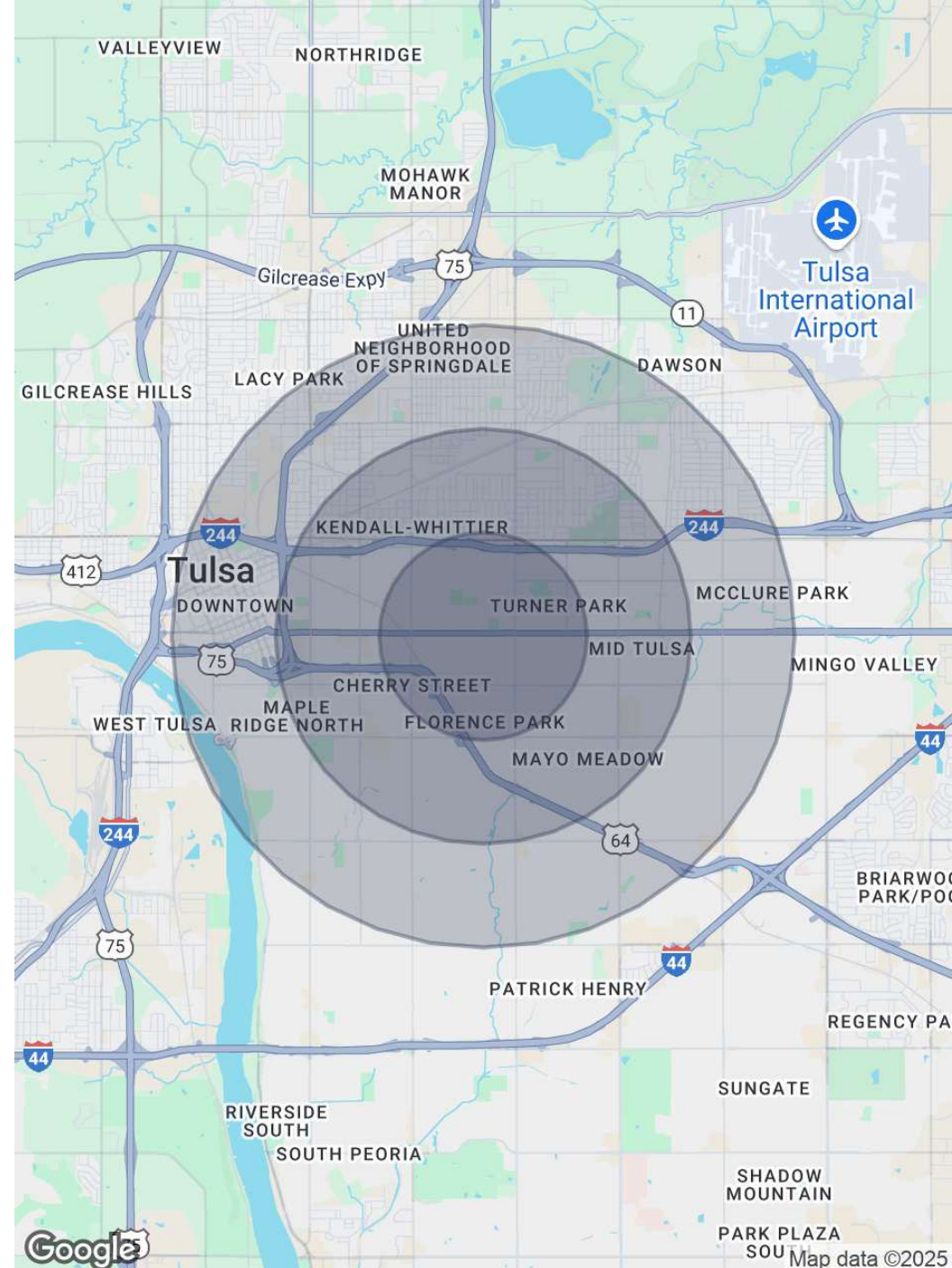
## Population

|                      | 1 Mile | 2 Miles | 3 Miles |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 13,344 | 41,386  | 93,663  |
| AVERAGE AGE          | 37     | 39      | 39      |
| AVERAGE AGE (MALE)   | 36     | 38      | 39      |
| AVERAGE AGE (FEMALE) | 37     | 39      | 40      |

## Households & Income

|                     | 1 Mile    | 2 Miles   | 3 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 5,473     | 18,106    | 40,808    |
| # OF PERSONS PER HH | 2.4       | 2.3       | 2.3       |
| AVERAGE HH INCOME   | \$66,742  | \$77,984  | \$82,788  |
| AVERAGE HOUSE VALUE | \$259,614 | \$263,564 | \$268,037 |

Demographics data derived from AlphaMap



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