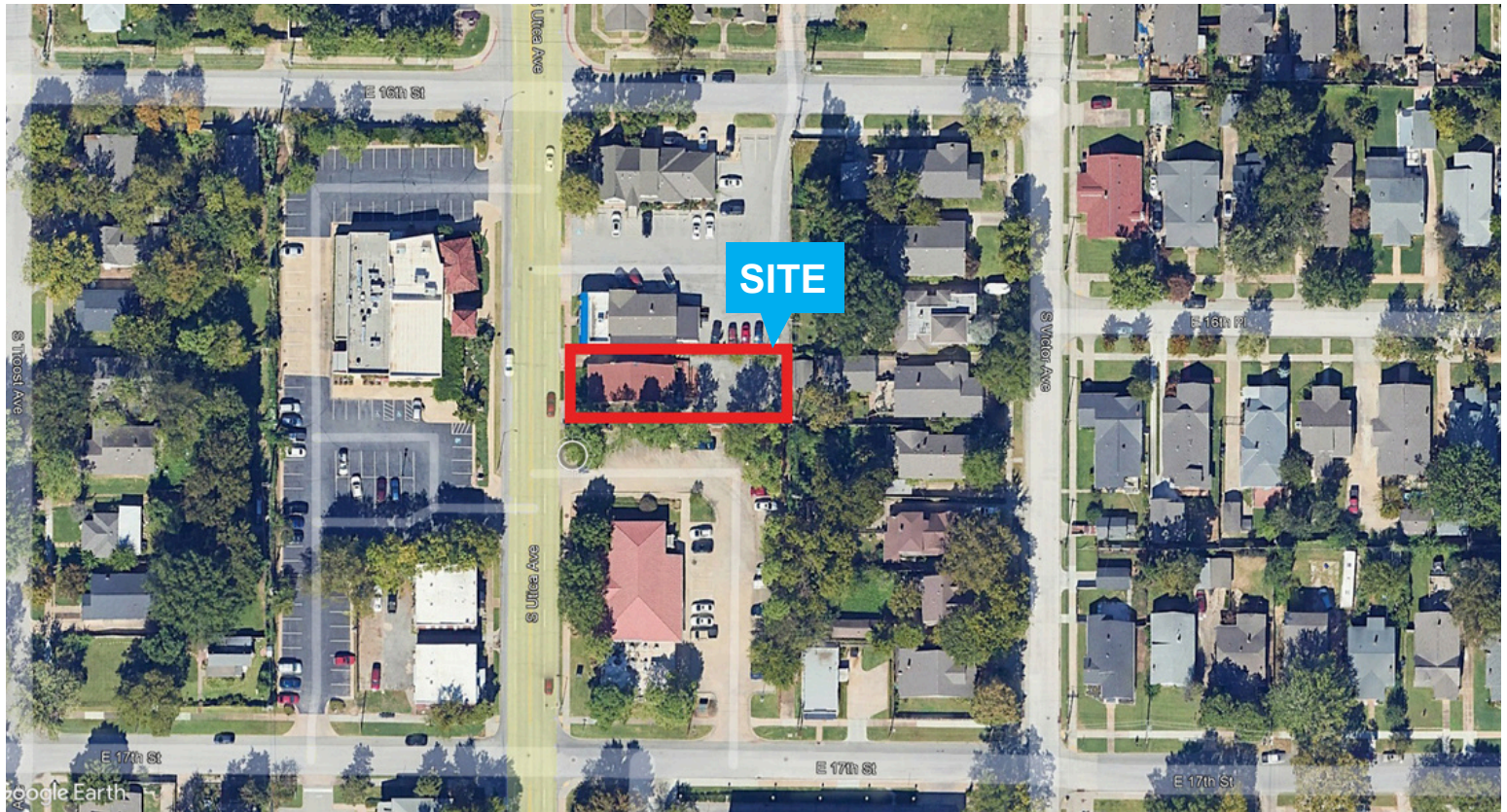


Land For Sale

# 1617 S Utica Avenue

Tulsa, OK 74104

**WIGGIN**  
PROPERTIES, LLC



## Utica Square Land

1617 S. Utica Ave

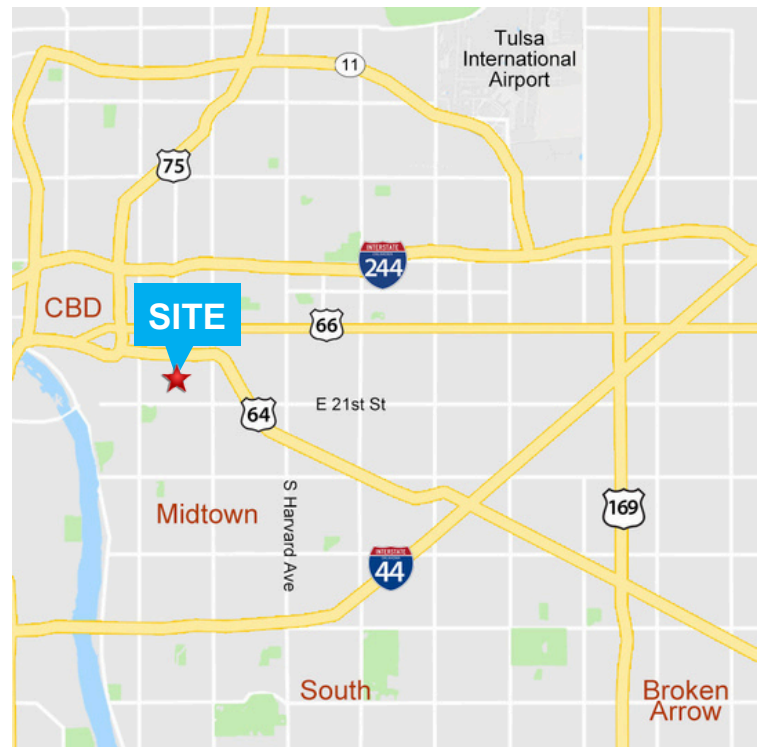
Land Size: 0.17 Acres

Pricing: \$400,000

Traffic Counts: 20,007 vehicles/day ('25) S Utica Ave  
22,894 vehicles/day ('25) BA  
Expressway/Highway 64  
20,194 vehicles/day ('25) S Troost Ave

### Highlights

- Located in popular Retail, Medical, and Office corridor with convenient access to Broken Arrow Expressway.
- Close to Utica Square shopping and dining district.
- Near major medical systems St. John's Hospital, Hillcrest Medical Center, Oklahoma Heart Institute, Allergy Clinic of Tulsa, and more.
- High traffic counts.



**Vicki Patterson, CCIM | Erica Cunningham**

**918.935.2010**

[ecunningham@wigginprop.com](mailto:ecunningham@wigginprop.com) | [vpatterson@wigginprop.com](mailto:vpatterson@wigginprop.com) | [wigginprop.com](http://wigginprop.com)

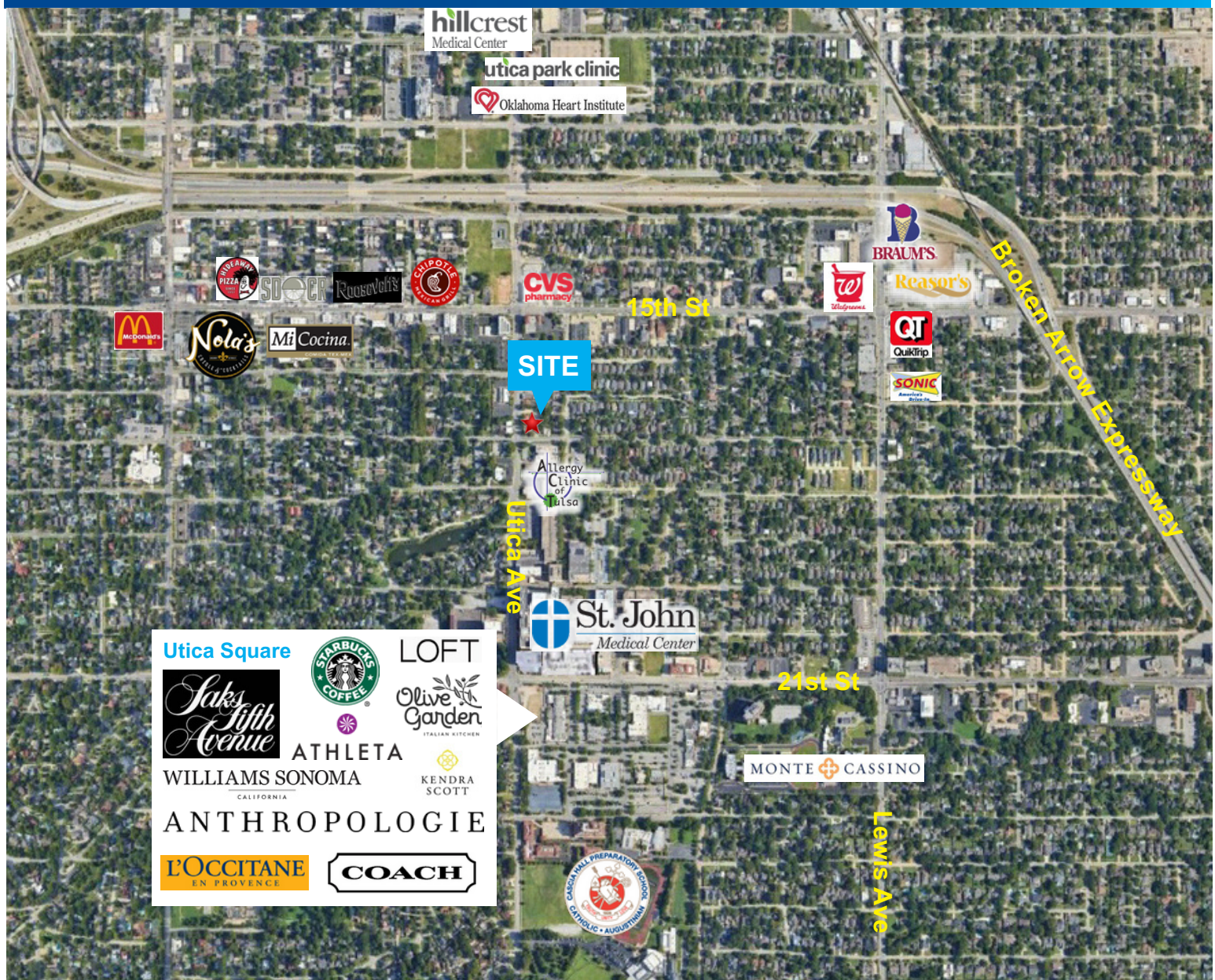
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## Demographics

2025	1 Mile	3 Miles	5 Miles
Population Average	11,363	88,276	205,611
HH Income	\$101,711	\$82,739	\$69,785
Households	5,532	39,788	89,584

Vicki Patterson, CCIM | Erica Cunningham

**918.935.2010**

[ecunningham@wigginprop.com](mailto:ecunningham@wigginprop.com) | [vpatterson@wigginprop.com](mailto:vpatterson@wigginprop.com) | [wigginprop.com](http://wigginprop.com)

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