

# 2032 E ADMIRAL BLVD

2032 E ADMIRAL BLVD, TULSA, OK 74110

FOR LEASE



## PROPERTY DESCRIPTION

Introducing 2032 E Admiral Blvd, Tulsa, OK, 74110 - Your gateway to the thriving Kendall Whittier district. This sought-after property offers a versatile space for lease, conducive to various business needs. With its prime location in the up-and-coming Kendall Whittier district, this property provides proximity to the vibrant energy of the area. Ideal for retail, office, or service-oriented tenants, this space presents an exciting opportunity to be part of the district's growth and success. Don't miss the chance to establish your presence in this dynamic and rapidly evolving commercial hub.

## PROPERTY HIGHLIGHTS

- Versatile open layout
- Convenient access
- Prime location
- Retail, office, or service-oriented potential

## OFFERING SUMMARY

|                  |                       |
|------------------|-----------------------|
| Lease Rate:      | \$12.00 SF/yr (Gross) |
| Number of Units: | 1                     |
| Available SF:    | 1,760 SF              |
| Lot Size:        | 3,566 SF              |
| Building Size:   | 1,760 SF              |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 292       | 1,094     | 3,918    |
| Total Population  | 770       | 2,944     | 10,708   |
| Average HH Income | \$53,426  | \$52,673  | \$50,525 |

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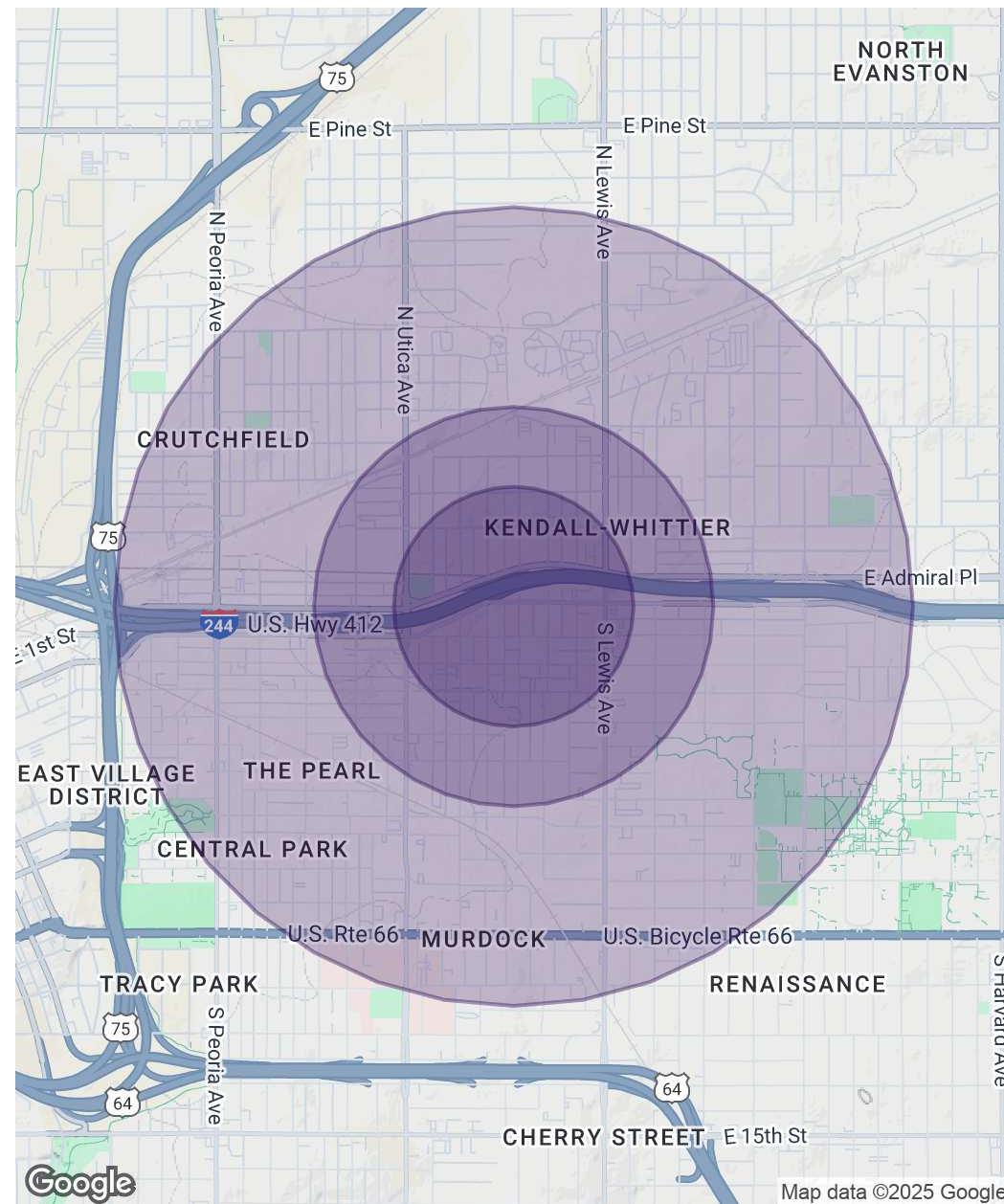
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 770       | 2,944     | 10,708 |
| Average Age          | 35        | 35        | 35     |
| Average Age (Male)   | 36        | 35        | 35     |
| Average Age (Female) | 35        | 35        | 35     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 292       | 1,094     | 3,918     |
| # of Persons per HH | 2.6       | 2.7       | 2.7       |
| Average HH Income   | \$53,426  | \$52,673  | \$50,525  |
| Average House Value | \$102,458 | \$124,343 | \$166,875 |

Demographics data derived from AlphaMap



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## LEASE INFORMATION

|              |          |             |               |
|--------------|----------|-------------|---------------|
| Lease Type:  | Gross    | Lease Term: | Negotiable    |
| Total Space: | 1,760 SF | Lease Rate: | \$12.00 SF/yr |

## AVAILABLE SPACES

| SUITE               | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION |
|---------------------|-----------|-----------|------------|---------------|-------------|
| 2032 E Admiral Blvd | Available | 1,760 SF  | Gross      | \$12.00 SF/yr | -           |