



# Tulsa Retail For Lease

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

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The Shops at Greenway Village  
4002-4020 S Yale  
Ave, Tulsa, OK 74135

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Property Summary



## PROPERTY DESCRIPTION

Discover an incredible opportunity to locate your business in one of Tulsa's busiest retail corridors! The Shops at Greenway Village is a well-established retail hub offering excellent visibility, strong co-tenancy, and convenient access from both 41st Street and Yale Avenue, two of the city's most heavily traveled roads.

## PROPERTY HIGHLIGHTS

- Across from a 60,000 SF Reasor's grocery store, 14-screen AMC movie complex & the highest-grossing Chick-fil-A in Oklahoma
- Prime Location: Situated at the high-traffic intersection of 41st Street & Yale Avenue, offering excellent visibility and accessibility. Dense established residential area with over 89,000 people in a 3-mile radius with an average household income of nearly \$100,000 per year.
- Multiple Spaces Available: Ranging from 1,000 SF to 1,907 SF, ideal for retail or office.
- Strong Co-Tenants: Join established brands like FedEx Kinkos, Eyemart Express, Redbud Physical Therapy, and Smoothie King, ensuring steady customer traffic.
- Ample Parking & Signage Opportunities: Convenient parking for customers and great signage options for maximum business exposure.
- Monument signage available

OFFERING SUMMARY	
Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	1,000 - 1,907 SF
Building Size:	31,900 SF
NNN Expenses:	approximately \$3.63 psf

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[Additional Photos](#)



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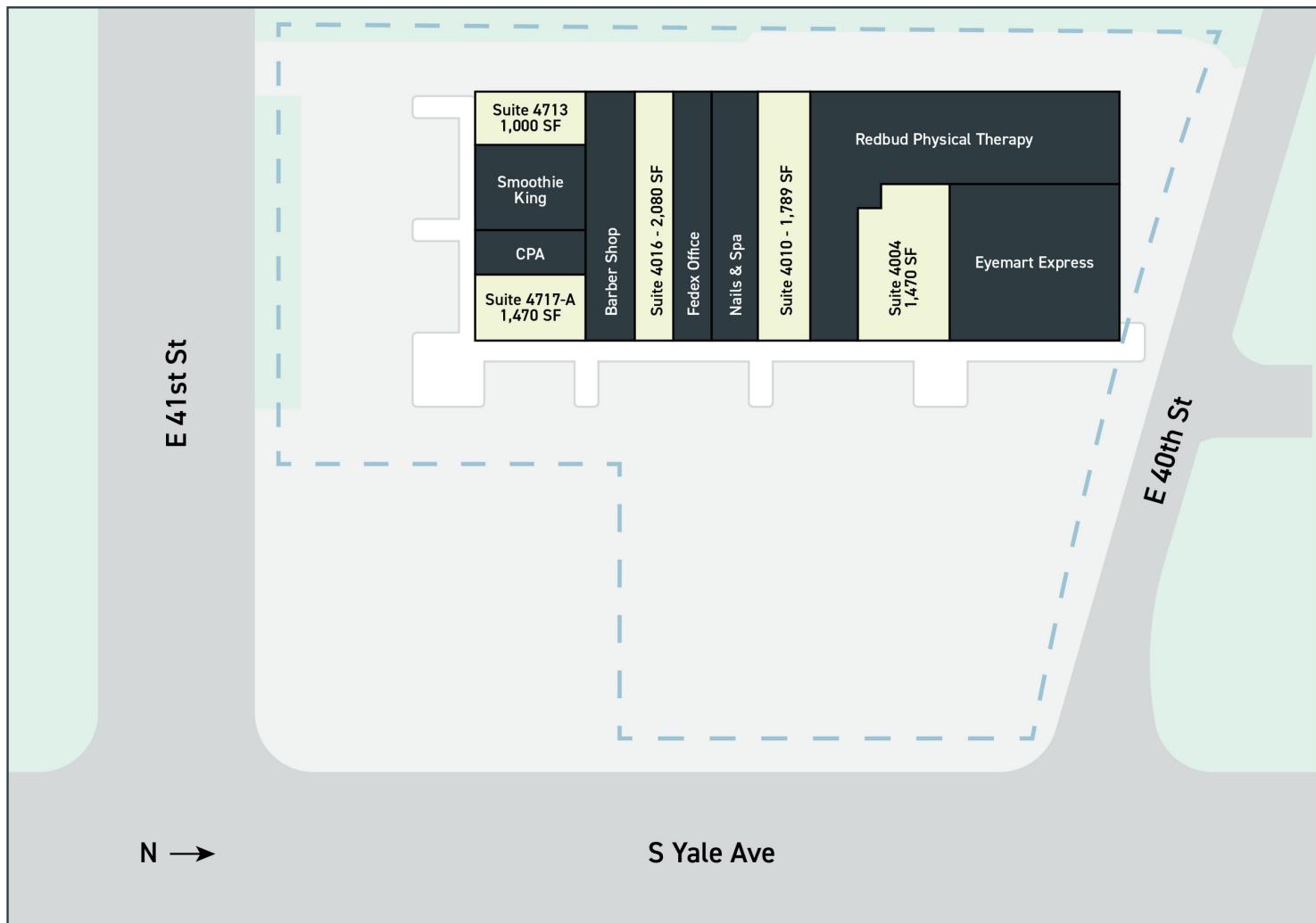
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Site Plan



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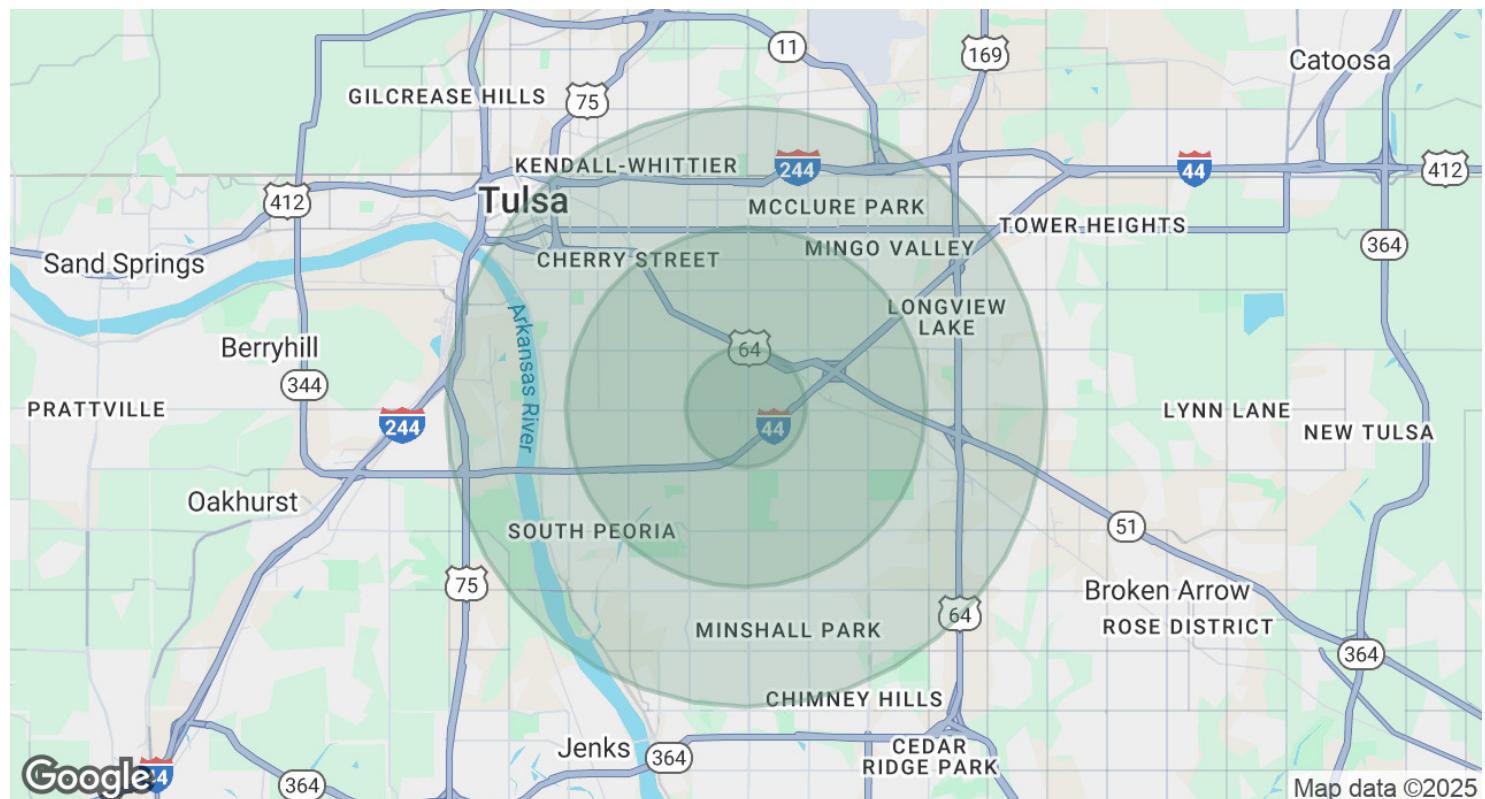
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,346	89,171	250,715
Average Age	42	43	40
Average Age (Male)	41	41	38
Average Age (Female)	44	44	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,964	41,815	111,389
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$89,078	\$98,702	\$82,474
Average House Value	\$255,950	\$317,951	\$260,582

Demographics data derived from AlphaMap

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[Contact Us](#)



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**DISCLAIMER:** This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.

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