

Retail for Lease

1517-1523 S Harvard Ave

Tulsa, OK 74112

WIGGIN
PROPERTIES, LLC



Retail for Lease

1517-1523 S Harvard Ave, Tulsa

Center Size: 12,678± SF

Available SF: Ste 1517-C: 2,140± SF
Ste 1523-A: 3,150± SF

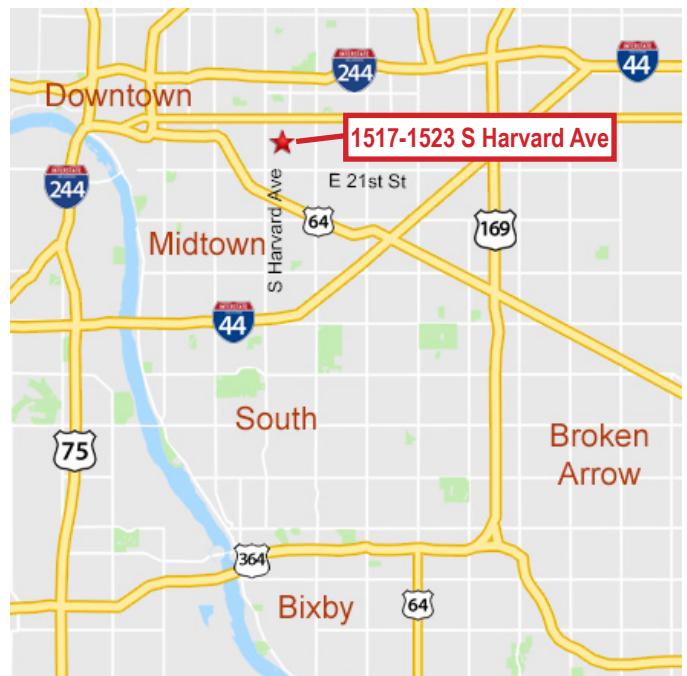
Rate: Negotiable

Signage: Pylon

Traffic Counts: 17,182 vpd S. Harvard Ave
16,280 vpd E. 15th St
21,411 vpd S 33rd E Ave

Highlights:

- Remodeled exterior 2024
- White-box ready interior
- Adbundant parking
- Generous improvement allowance
- Great location at 15th & Harvard
- Easy access to Hwy 51
- Building signage & pylon signage



Demographics

	2024	1 mile	3 miles	5 miles
Population	11,737	101,455	223,463	
Average HH Income	\$83,703	\$80,712	\$70,312	
Households	5,387	44,021	95,731	

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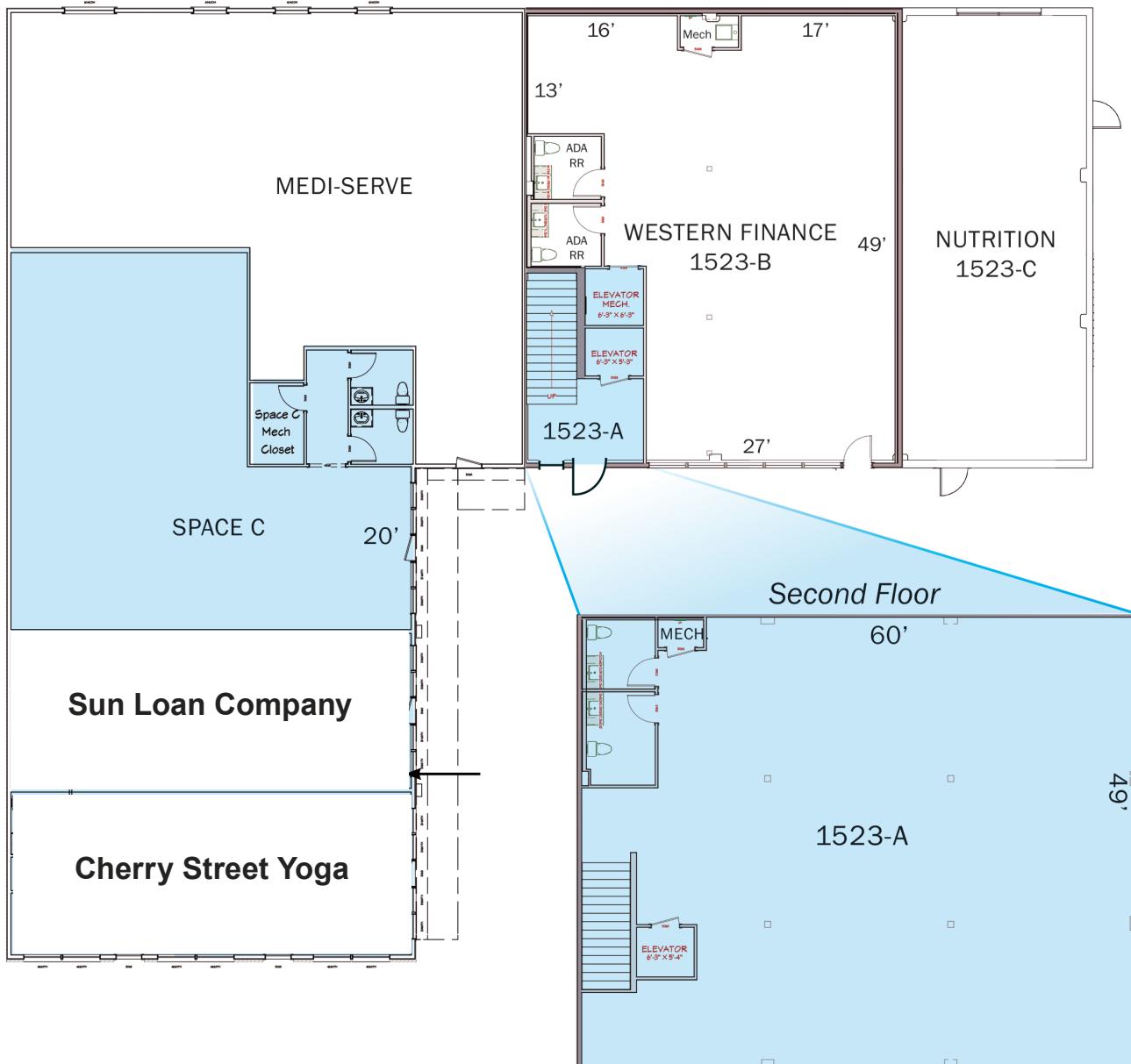
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1517-1523 S Harvard Floorplans

First Floor

← N



1517-C: ±2,140 sf

- New full height storefront entries
- New ADA restrooms
- High ceilings
- Frontage on Harvard Ave

1523-A: ±3,150 sf (2nd floor)

- Separate ground floor entry
- Elevator access
- Ready for buildout
- Exposed 9' ceilings

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