

Retail for Lease

# 1517-1523 S Harvard Ave

Tulsa, OK 74112

**WIGGIN**  
PROPERTIES, LLC

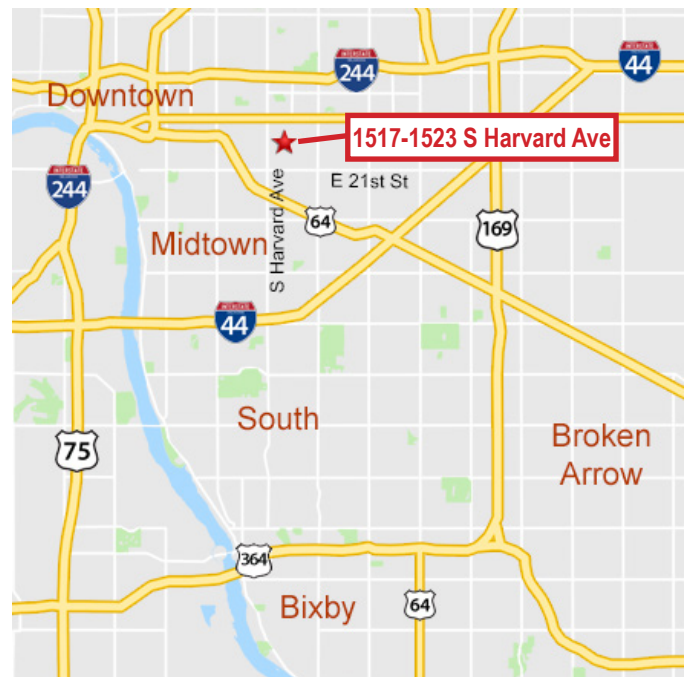


## Retail for Lease

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
  - Abundant parking
  - Generous improvement allowance
  - Great location at 15th & Harvard
  - Easy access to Hwy 51
  - Building signage & pylon signage



### Demographics

| 2024              | <a href="#">1 mile</a> | <a href="#">3 miles</a> | <a href="#">5 miles</a> |
|-------------------|------------------------|-------------------------|-------------------------|
| Population        | 11,737                 | 101,455                 | 223,463                 |
| Average HH Income | \$83,703               | \$80,712                | \$70,312                |
| Households        | 5,387                  | 44,021                  | 95,731                  |

**Vicki Patterson, CCIM 918.519.6731 || Erica Cunningham 918.829.5754**

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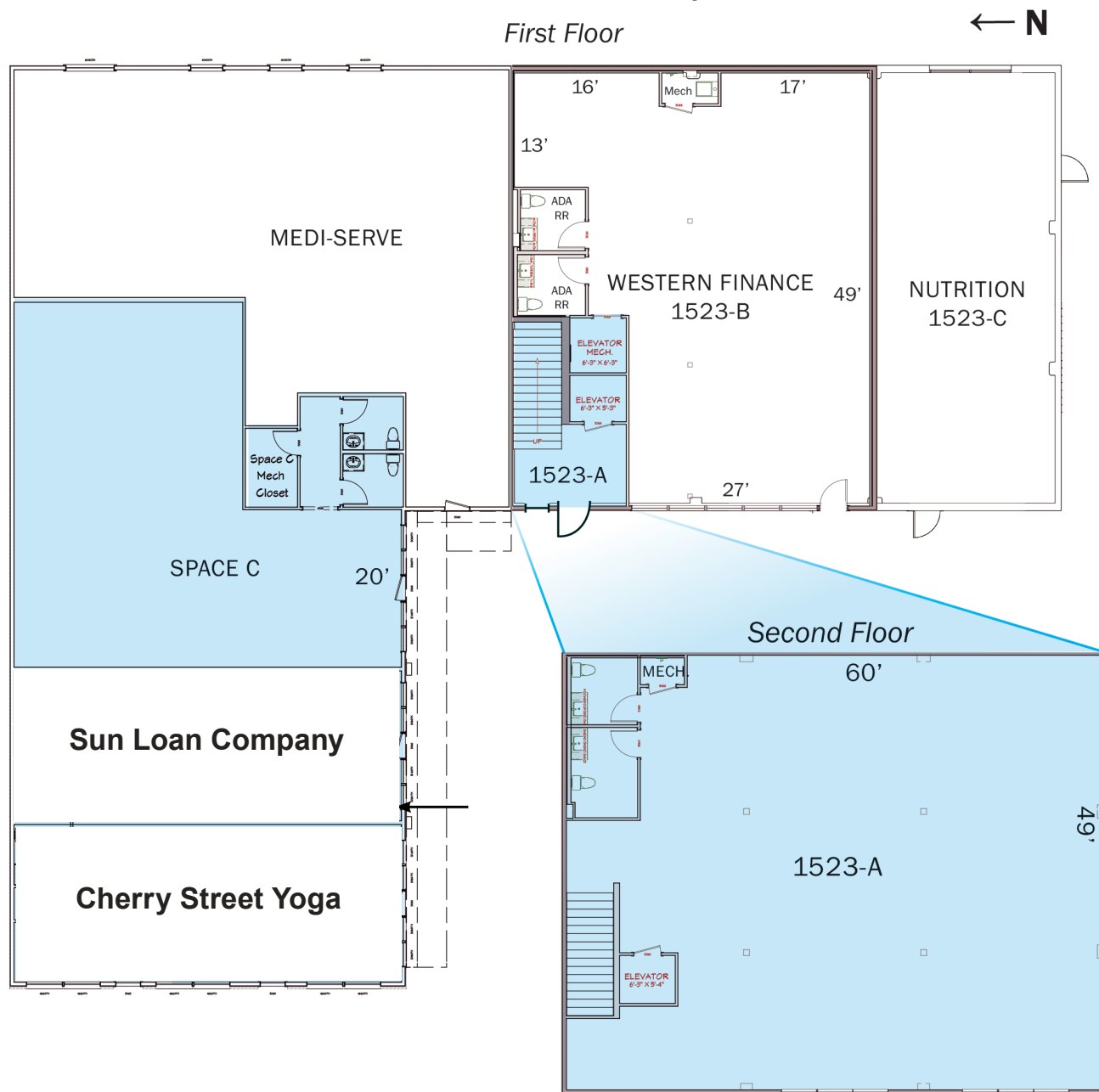
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## 1517-1523 S Harvard Floorplans



### 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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