

GROUND LEASE

W. 101ST PL & ELM ST

OVERVIEW

- 27,607 SF (23,749 SF Usable)
- \$60,000 + NNN
- Prime Jenks location with easy access to/from Elm St and the Creek Turnpike
- One of the last opportunities to be among strong brands on Elm Street
- In front of Reasor's and directly across from a busy Starbucks and brand new ACE Hardware
- Less than a mile from the Tulsa Premium Outlets opening August 2024
- CS Zoning and Ready for Development

TRAFFIC COUNTS

- S. Elm Street - 20,000 VPD ('22)
- Creek Nation Turnpike - 42,000 VPD ('22)



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LOCATION

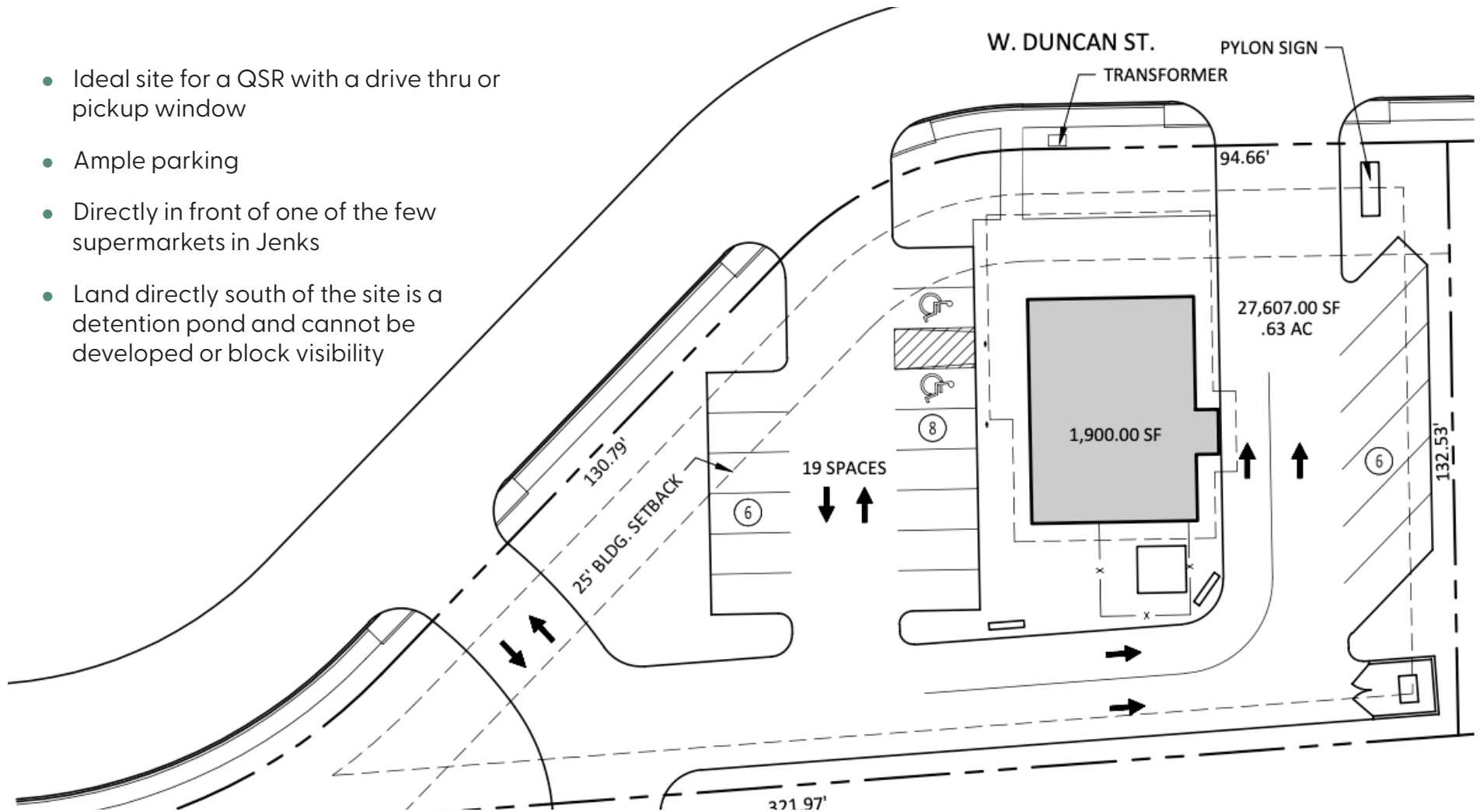
- Dense retail trade area near the new Simon Tulsa Premium Outlets (0.8 mi)
- Adjacent to the route to the Creek Nation Turnpike for traffic exiting the outlet mall
- Strong brands and traffic generators located nearby
- Easy access to and from S. Elm Street and the Creek Nation Turnpike
- Opportunity to be the closest lunch or dinner option to the outlet mall
- Jenks Median Household Income: \$101,767 (2022)



CONCEPTUAL SITE PLAN

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- Ideal site for a QSR with a drive thru or pickup window
- Ample parking
- Directly in front of one of the few supermarkets in Jenks
- Land directly south of the site is a detention pond and cannot be developed or block visibility



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TULSA PREMIUM OUTLETS

ROUTE FROM OUTLET MALL TO CREEK TURNPIKE

CREEK TURNPIKE (42,000 VPD)

S. ELM STREET (20,000 VPD)

SITE