



Southern Hills Multi-Tenant Retail Center

DOLLAR TREE

ARCHWELL HEALTH (UNITED HEALTHCARE)

MIDFIRST BANK ATM

2235 E 61st Street • Tulsa, Oklahoma

- ✓ **Investment Grade Parents**
Dollar Tree (S&P BBB)
United HealthCare (S&P A+)
- ✓ **Newly Redeveloped Hard-Corner within Bustling Retail Corridor**
43,800 Combined VPD | Featuring 2023 Tenant Improvements
- ✓ **Below Market Rent**
Strong Upside Potential
- ✓ **NNN Lease Structure**
Limited Responsibilities
- ✓ **Densely Populated Area**
83,518 Residents
(3-Mile Radius)

EXCLUSIVELY LISTED BY

POINT OF CONTACT

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