

# HARVARD RETAIL SPACE FOR LEASE

4775 S. Harvard Ave. - Tulsa, OK 74135



## PROPERTY HIGHLIGHTS

- SPACE AVAILABLE: SUITE 4775-E (2,499 sf)
- FRONT DOOR PARKING
- MODIFIED GROSS SERVICE
- CLOSE TO RESTAURANTS
- BANKING FACILITY ON PREMISES
- EASY ACCESS TO I-44
- ZONED CS (Commercial Shopping)
- TERRIFIC EXPRESSWAY ACCESS



**Bauer & Associates**  
**Office: 918-665-1210**



2024 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	9,730	96,023	241,786
Households	4,798	44,997	110,182
Average HH Income	\$120,618	\$99,867	\$91,743



Traffic Count

INCOG 2024

26,946 Vehicles per day

S. Harvard Ave.

103,193 Vehicles per day

I-44 Hwy

**BAUER & ASSOCIATES, REALTORS**  
“A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979”  
Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136  
All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

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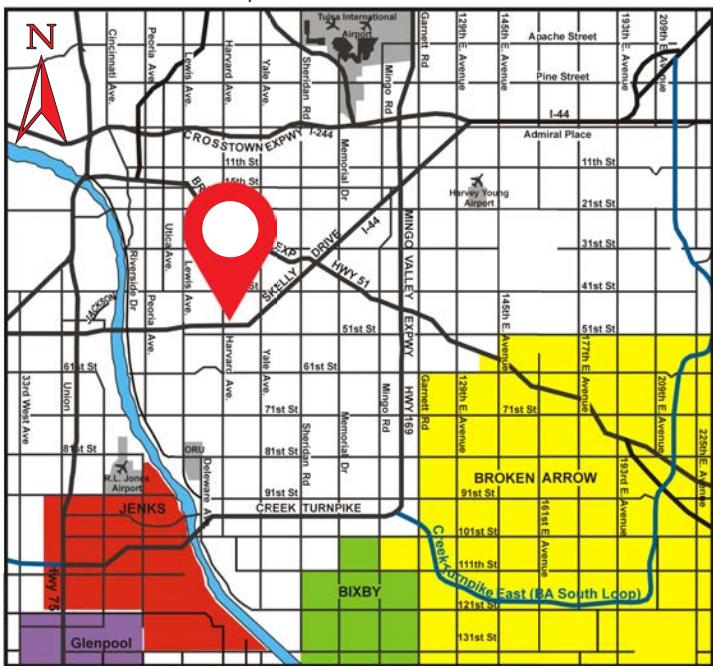
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**BAUER**  
& ASSOCIATES  
REALTORS®



Greater Tulsa Area Map



## NEARBY BUSINESSES

SPIRIT BANK

QUIKTRIP

CHILI'S

HOBBY LOBBY

NYC PIZZA

CASA TEQUILA

BODEAN SEAFOOD

URBAN AIR TRAMPOLINE

ELEPHANT RUN

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