

HARVARD RETAIL SPACE FOR LEASE

4775 S. Harvard Ave. - Tulsa, OK 74135

BAUER
& ASSOCIATES
REALTORS®



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.

Office 918-665-1210

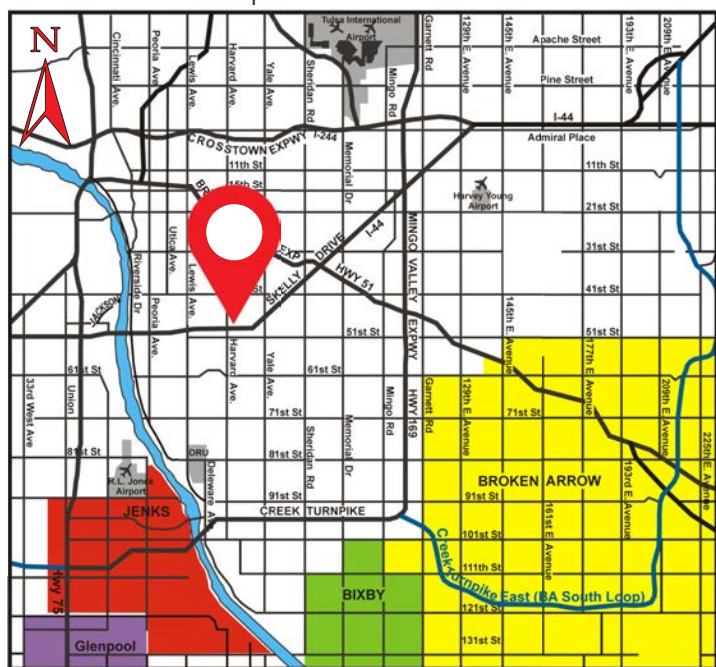
Fax 918-665-6462

www.bauertulsa.com

4775 S. Harvard Ave. - Tulsa, OK 74135



BAUER
 & ASSOCIATES
 REALTORS®

**SPIRIT BANK**

QUIKTRIP

CHILI'S

HOBBY LOBBY

NYC PIZZA

CASA TEQUILA

BODEAN SEAFOOD

URBAN AIR TRAMPOLINE

ELEPHANT RUN

"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.

Office 918-665-1210

Fax 918-665-6462

www.bauertulsa.com