

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 15, 2024
- CS Zoning and Ready for Development

TRAFFIC COUNTS

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



GROUND LEASE JENKS PAD SITE

LOCATION

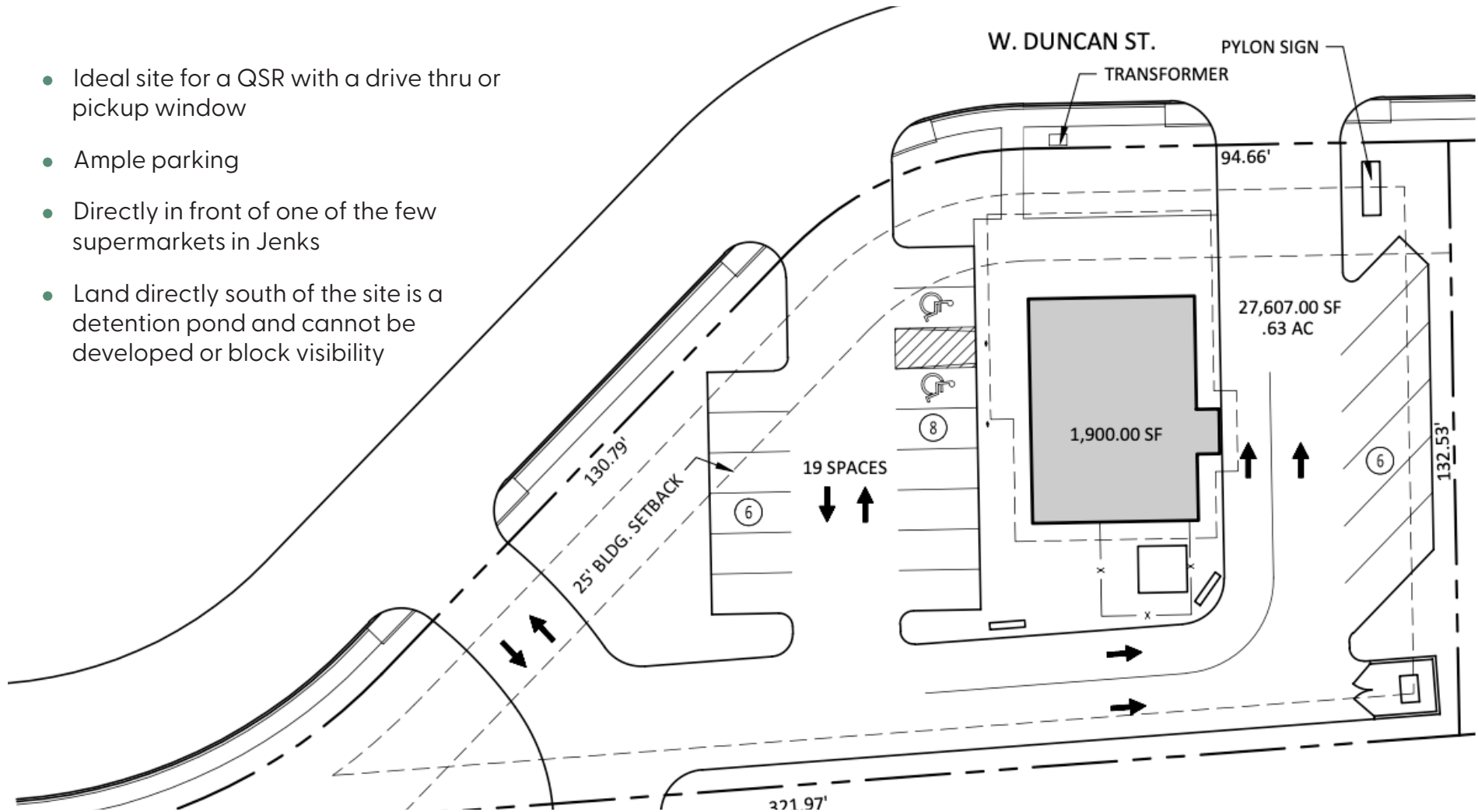
- Dense retail trade area near the new Simon Tulsa Premium Outlets (0.8 mi)
- Adjacent to the route to the Creek Nation Turnpike for traffic exiting the outlet mall
- Located among strong brands and traffic generators
- Convenient access to/from S. Elm Street and the Creek Nation Turnpike
- Opportunity to be the closest lunch or dinner option to the outlet mall
- Jenks Median Household Income: \$101,767 ('22)



CONCEPTUAL SITE PLAN

JENKS PAD SITE

- 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



GROUND LEASE JENKS PAD SITE

TULSA PREMIUM OUTLETS

ROUTE FROM OUTLET MALL TO CREEK TURNPIKE

CREEK TURNPIKE (42,000 VPD)

S. ELM STREET (20,000 VPD)

SITE