



# Tulsa Retail For Sale

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

DICK ALABACK  
Senior Vice President  
918.724.8955  
rjalaback@mcgrawcp.com

4718 East 11th Street,  
Tulsa, OK 74112

# Tulsa Retail For Sale

4718 East 11th Street, Tulsa, OK 74112

Property Summary



## PROPERTY DESCRIPTION

Former Braums with 5,859 SF

## PROPERTY HIGHLIGHTS

- High visibility building with excellent signage available.
- Easy access from 11th Street or Winston Avenue.
- 36 parking spaces.
- Located on Historic Route 66.
- Commercial Heavy zoning allows for a wide variety of uses, including restaurants, Cell Phone stores, Insurance offices, etc.
- Contact broker for additional details.

## OFFERING SUMMARY

Sale Price:	\$599,000
Building Size:	5,859 SF

DICK ALABACK  
Senior Vice President  
918.724.8955  
rjalaback@mcgrawcp.com

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES



# Tulsa Retail For Sale

4718 East 11th Street, Tulsa, OK 74112

Location Map



DICK ALABACK  
Senior Vice President  
918.724.8955  
rjalaback@mcgrawcp.com

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

# Tulsa Retail For Sale

4718 East 11th Street, Tulsa, OK 74112

## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,944	93,658	215,796
Average Age	40	38	39
Average Age (Male)	40	38	38
Average Age (Female)	41	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,231	39,154	90,895
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$71,016	\$69,226	\$75,701
Average House Value	\$178,121	\$214,770	\$241,516

Demographics data derived from AlphaMap

