

Fetail For Sale

4718 East 11th Street, Tulsa, OK 74112

MCCP MCGRAW COMMERCIAL PROPERTIES

DICK ALABACK Senior Vice President 918.724.8955 rjalaback@mcgrawcp.com

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 |





Location Map



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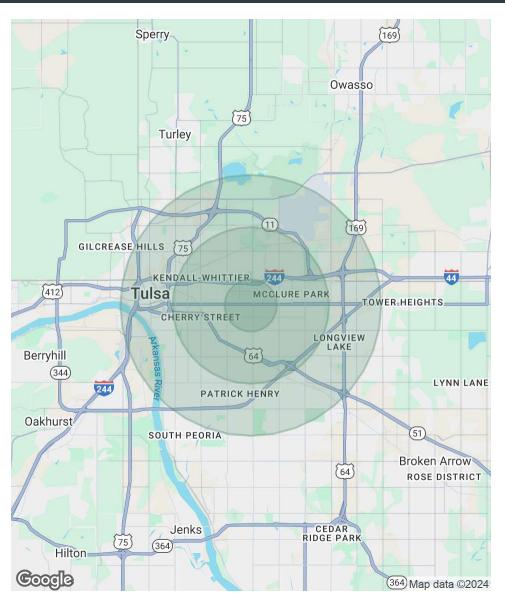
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 8,944 | 93,658 | 215,796 |
| Average Age | 40 | 38 | 39 |
| Average Age (Male) | 40 | 38 | 38 |
| Average Age (Female) | 41 | 39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





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