

## Retail Building | For Sale or Lease

11525 E Skelly Dr | Tulsa, OK 74128

**WIGGIN**  
PROPERTIES, LLC



### Available Space

±6,102 SF situated on ±1.37 acre site

(includes adjacent ±0.47 acre lot)

### Property Features

- Includes large open Sales Floor, (3) Restrooms, Kitchen, (1) Office, and (1) large Breakroom
- NEW TPO Roof
- (2) Vent Hoods
- Fire Suppression System
- Pole Signage visible from Interstate 244
- ±60 Parking Spaces
- ±441' Frontage on Interstate 244
- FF&E can be purchased separately
- Zoned CS

### John Watchous

Advisor

918.991.8519

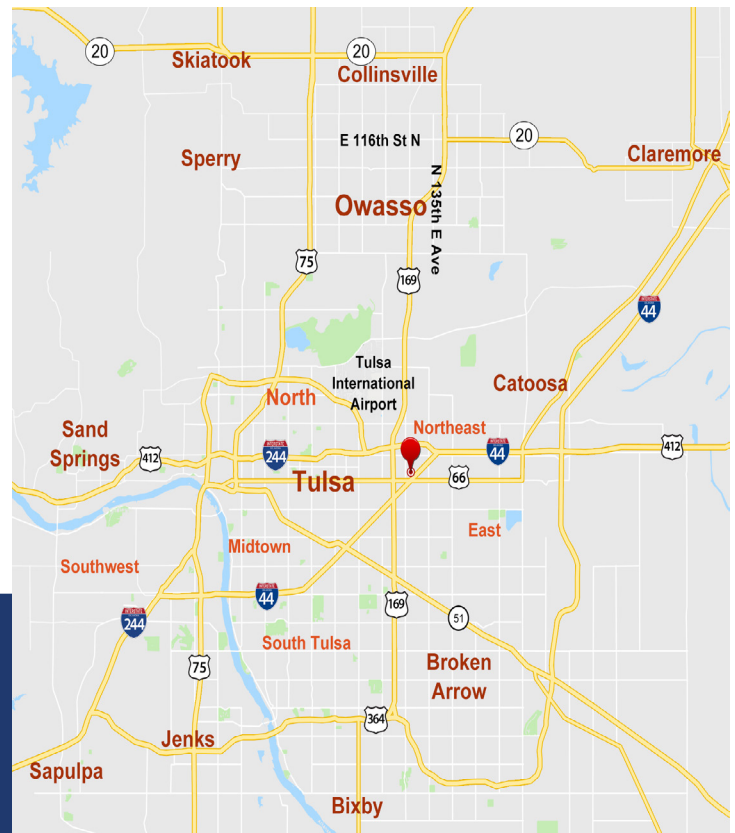
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### Shawna Hale

Advisor

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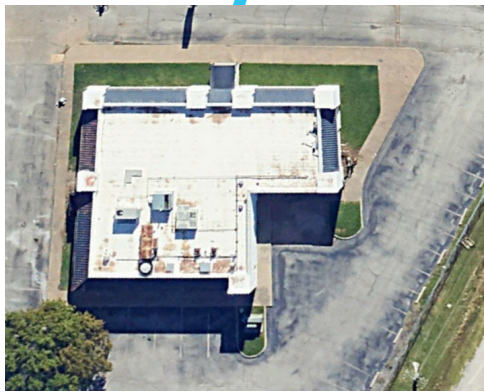
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2024

1 Mile

3 Miles

5 Miles

Population

11,294

72,527

144,261

Avg HH Income

\$74,993

\$78,563

\$85,271

Households

4,099

\$26,335

56,273

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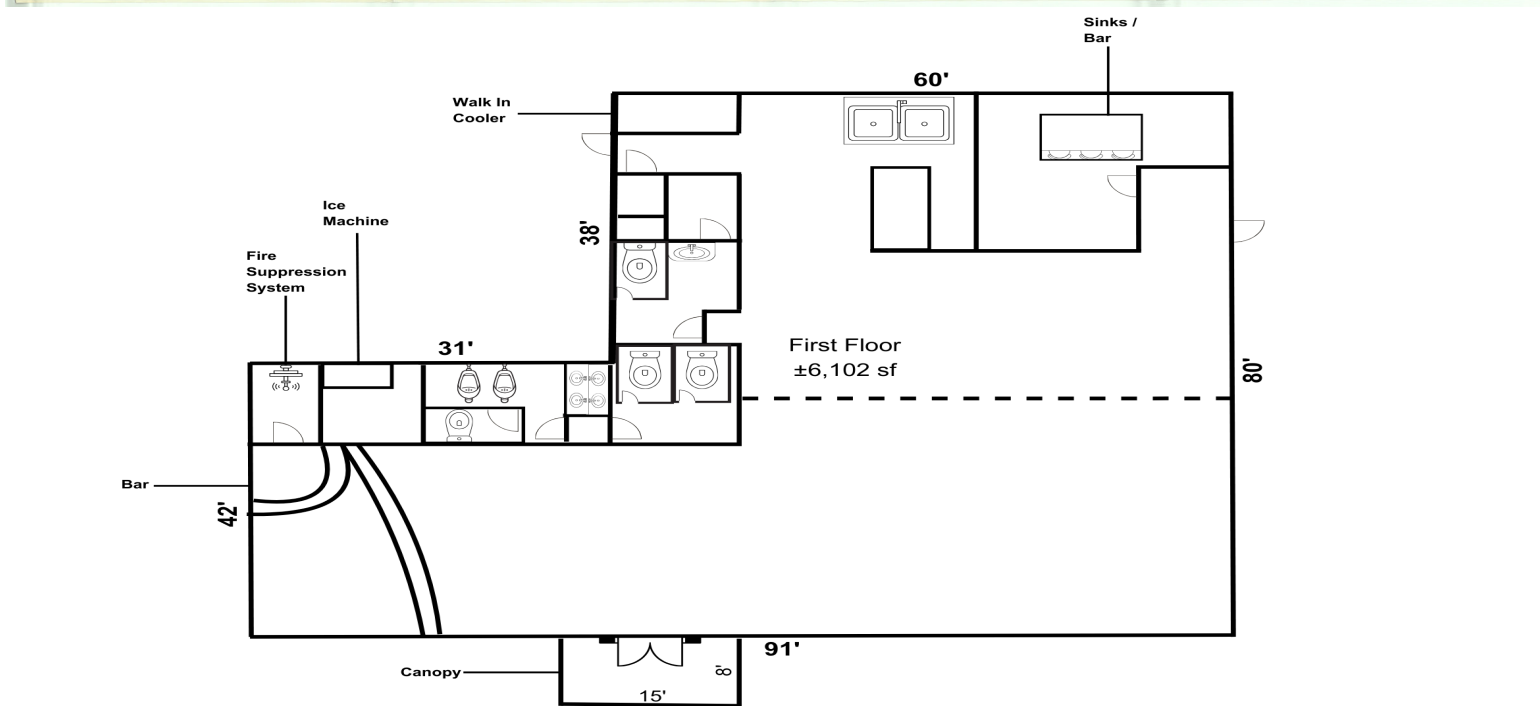
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