



312 W. 71ST STREET SOUTH | TULSA, OK 74132



\$2,500,000
ASKING PRICE



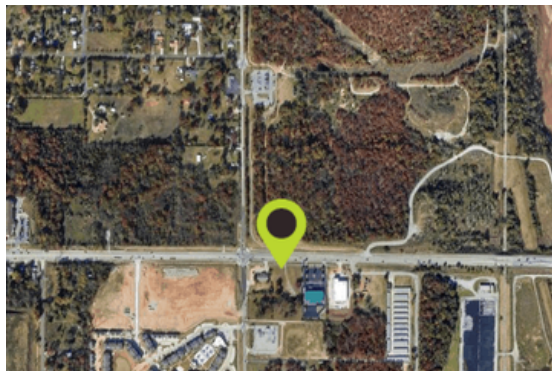
4,915
SF



Premium
Location

OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	4,915 SF
Building Class:	A



Property Overview

- A freestanding retail building built in 2020 in prime South Tulsa location
- Zoning: CG
- 86+ surface parking spaces
- Like-new restaurant FFE
- A similar property is available in Catoosa near Hard Rock Casino & Resort 37 S. 193rd E Avenue.
- Pylon Sign
- Drive-thru
- 1.3+/- acres
- Prime corner at lighted intersection on 71st Street between Riverside Drive and Hwy 75
- Excellent visibility
- High traffic counts

FOR MORE INFORMATION CONTACT:

NEIL DAILEY, SIOR
BROKER ASSOCIATE
918.388.9588 | 918.853.7337
NDAILEY@MCGRAWCP.COM

JULIE BUXTON, CCIM
918.398.2824 | 214.500.4713
JBUXTON@MCGRAWCP.COM

312 W. 71ST STREET SOUTH | TULSA, OK 74132



FOR MORE
INFORMATION
CONTACT:

NEIL DAILEY, SIOR
BROKER ASSOCIATE
918.388.9588 | 918.853.7337
NDAILEY@MCGRAWCP.COM

JULIE BUXTON, CCIM
918.398.2824 | 214.500.4713
JBUXTON@MCGRAWCP.COM

312 W. 71ST STREET SOUTH | TULSA, OK 74132

Location Overview



FOR MORE
INFORMATION
CONTACT:

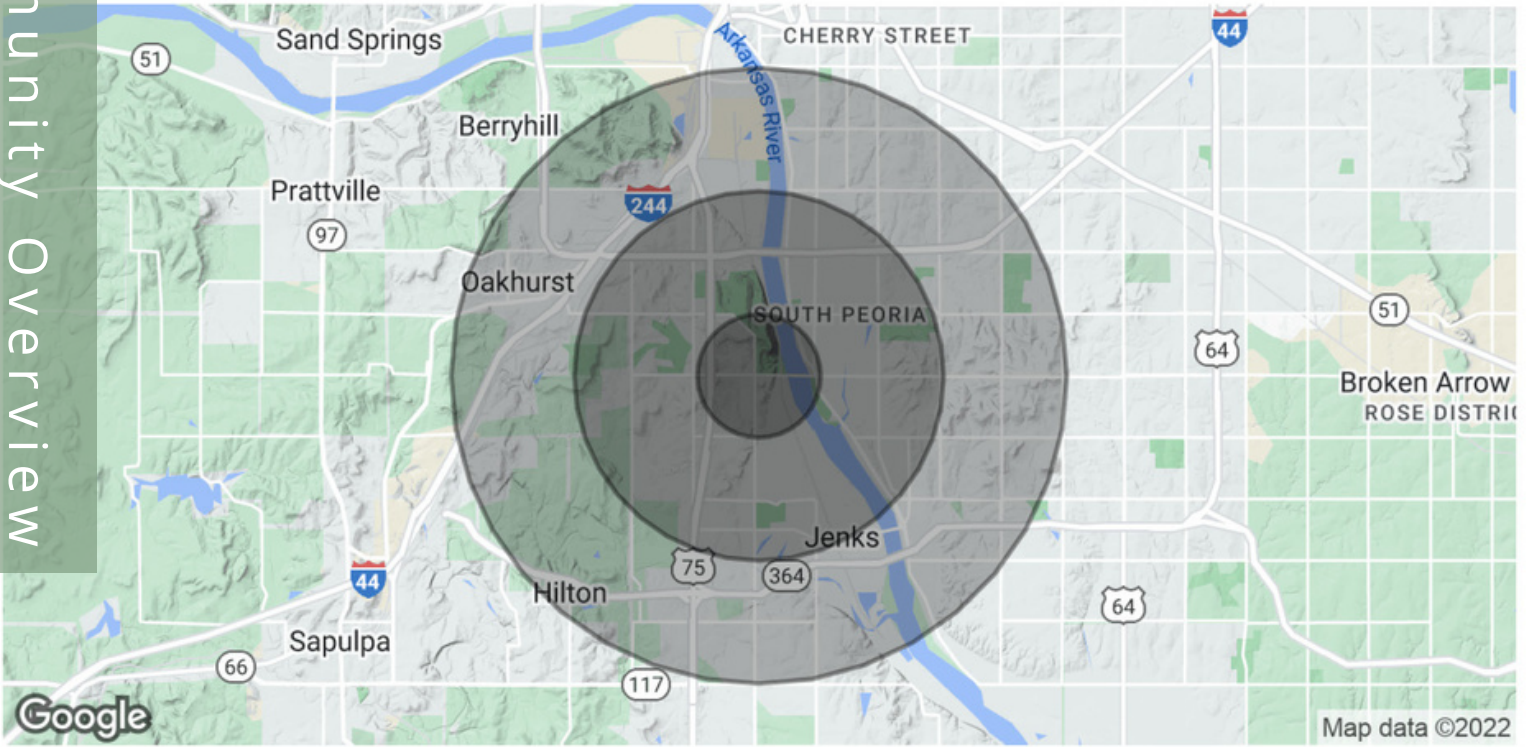
NEIL DAILEY, SIOR
BROKER ASSOCIATE
918.388.9588 | 918.853.7337
NDAILEY@MCGRAWCP.COM

JULIE BUXTON, CCIM
918.398.2824 | 214.500.4713
JBUXTON@MCGRAWCP.COM

McGraw
COMMERCIAL PROPERTIES

312 W. 71ST STREET SOUTH | TULSA, OK 74132

Community Overview



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,615	53,533	135,436
Average Age	39.4	34.8	39.4
Average Age (Male)	39.1	33.8	38.2
Average Age (Female)	39.7	36.1	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,464	25,608	65,015
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$70,164	\$58,989	\$83,462
Average House Value	\$136,052	\$139,108	\$204,704

* Demographic data derived from 2020 ACS - US Census

FOR MORE
INFORMATION
CONTACT:

NEIL DAILEY, SIOR
BROKER ASSOCIATE
918.388.9588 | 918.853.7337
NDAILEY@MCGRAWCP.COM

JULIE BUXTON, CCIM
918.398.2824 | 214.500.4713
JBUXTON@MCGRAWCP.COM

