

Lease Price: \$30.00/SF NNN



4733 S. Yale Avenue

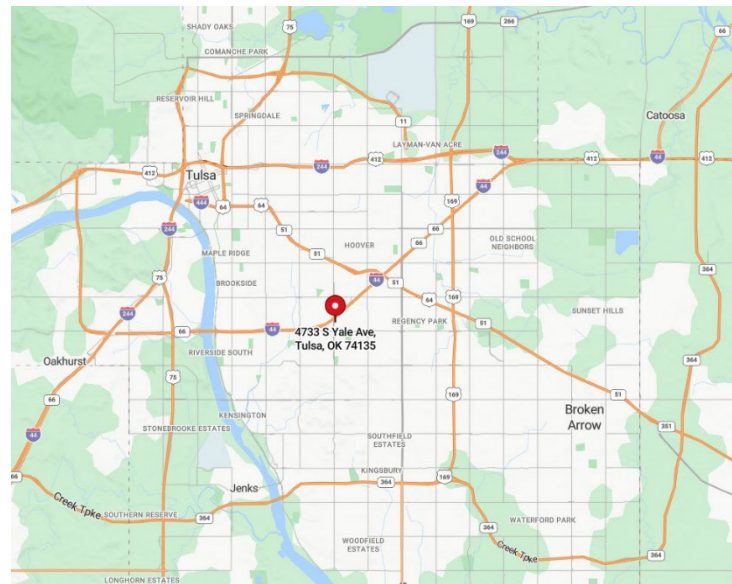
Tulsa, Oklahoma 74135

PROPERTY HIGHLIGHTS

- **5,049 SF Available**
- Restaurant Infrastructure & Fixtures in Place
- 2nd Generation Restaurant
- Outdated Building Prototype requiring Re-Investment
- Robust & New Growth Retail Submarket w/ Positive Co-Tenancy
- Mid Block

LOCATION HIGHLIGHTS

- Newly Developing Area
- Right off the Highway
- High Traffic & Attractive Demographics



| | |
|----------|------------------------|
| TOTAL SF | 5,049 SF on 1.10 Acres |
| BUILT | 1993 |
| ZONED | Commercial |

David Hartnack
+1 405 761 8955
davidh@naisullivangroup.com

Sam Swanson
+1 405 208 2046
sam@naisullivangroup.com

Nathan Wilson
+1 405 760 5327
nathan@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116

www.naisullivangroup.com



David Hartnack
+1 405 761 8955
davidh@naisullivangroup.com

Sam Swanson
+1 405 208 2046
sam@naisullivangroup.com

Nathan Wilson
+1 405 760 5327
nathan@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116

www.naisullivangroup.com



David Hartnack
+1 405 761 8955
davidh@naisullivangroup.com

Sam Swanson
+1 405 208 2046
sam@naisullivangroup.com

Nathan Wilson
+1 405 760 5327
nathan@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116

www.naisullivangroup.com



| | | | |
|--------------------------|---------------------|----------------------|----------------------|
| Population | 1 Mile: 10,123 | 3 Miles: 90,617 | 5 Miles: 245,073 |
| Average Household Income | 1 Mile: \$82,799 | 3 Miles: \$88,889 | 5 Miles: \$81,220 |
| Total Households | 1 Mile: 4,757 | 3 Miles: 42,152 | 5 Miles: 109,415 |

David Hartnack
+1 405 761 8955
davidh@naisullivangroup.com

Sam Swanson
+1 405 208 2046
sam@naisullivangroup.com

Nathan Wilson
+1 405 760 5327
nathan@naisullivangroup.com

+1 405 840 0600 OFFICE

4045 N.W. 64th Street, Suite 340
Oklahoma City, OK 73116

www.naisullivangroup.com