

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover the thriving industrial landscape surrounding the property, located in the heart of Tulsa, Oklahoma. This expansive 3,000 square foot property features multiple overhead doors, making it ideal for efficient loading and unloading, and boasts a built-out commercial kitchen for added versatility. Conveniently situated with easy access to I-44, the BA Expressway, and Highway 169, this location ensures seamless connectivity for logistical operations, making it an ideal investment opportunity for industrial ventures. Benefit from the prime location and strategic accessibility of this vibrant industrial area.

PROPERTY HIGHLIGHTS

- Built-out commercial kitchen for added versatility
- Convenient access to Tulsa highways
- Multiple overhead doors for efficient loading
- Expansive area to south for parking and storage
- Low-maintenance exterior minimizes ownership expenses

OFFERING SUMMARY

Sale Price:	\$525,000
Building Size:	3,000 SF

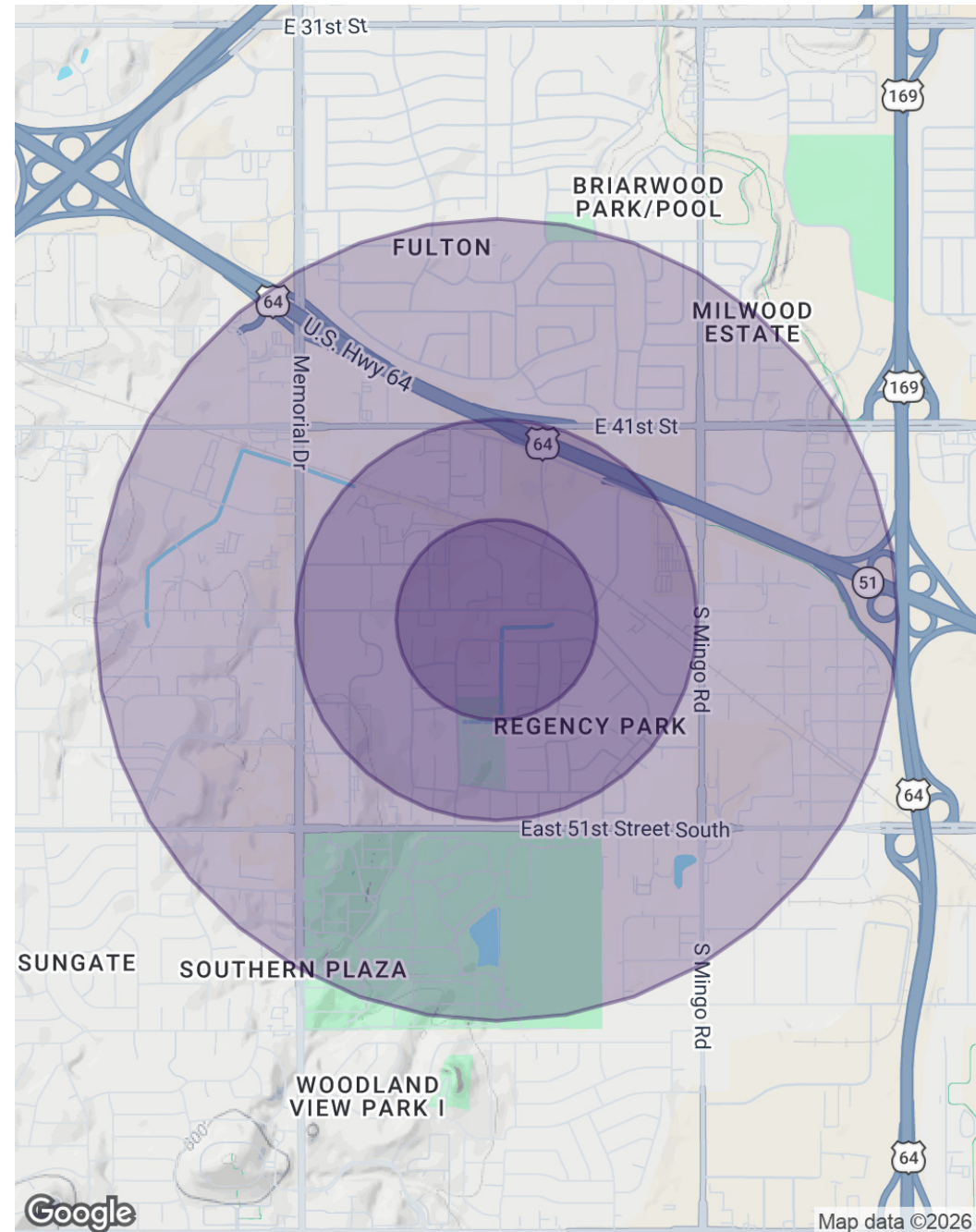
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	140	563	3,392
Total Population	335	1,344	8,346
Average HH Income	\$61,280	\$61,104	\$60,628

DEMOGRAPHICS MAP & REPORT

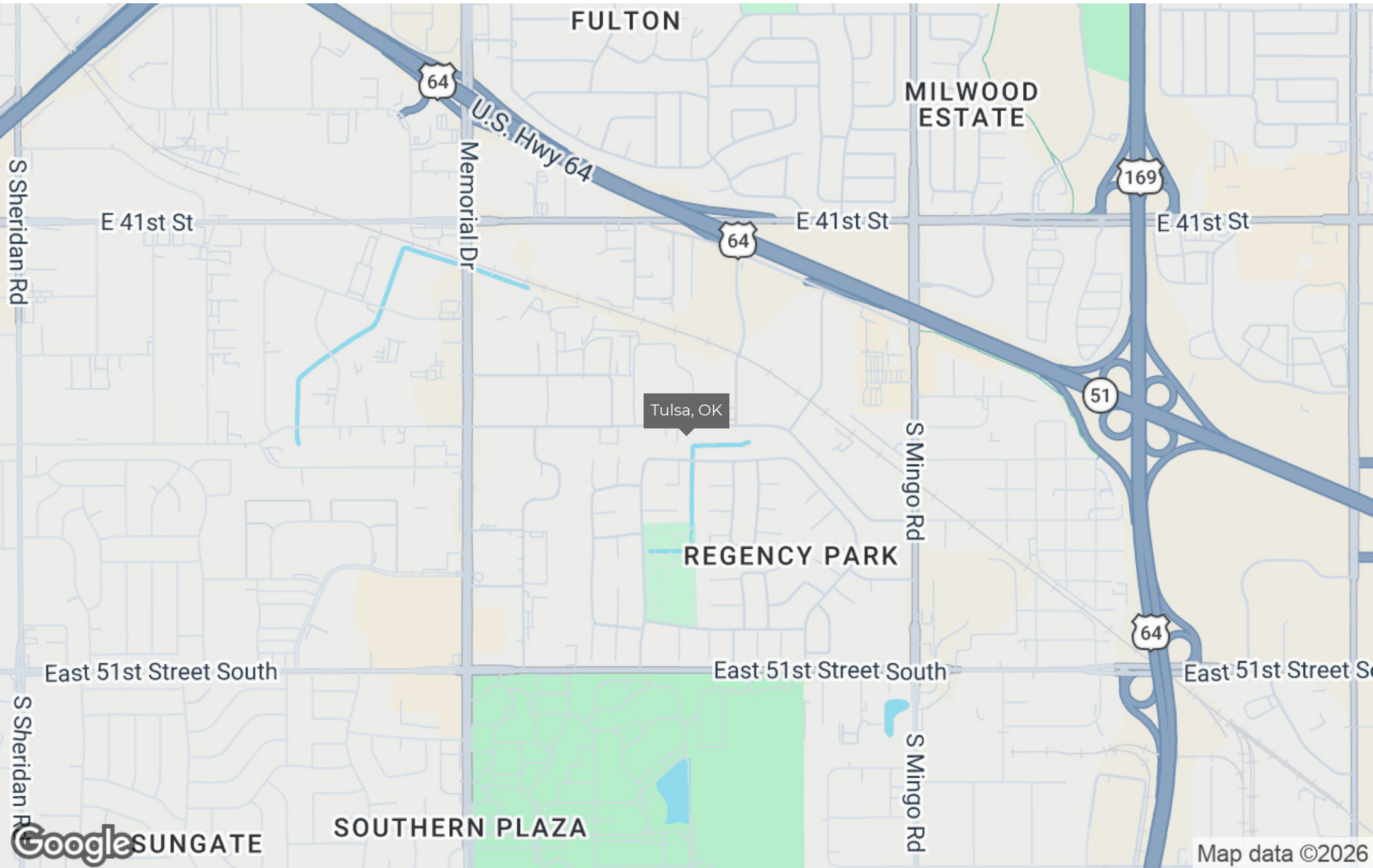
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	335	1,344	8,346
Average Age	35.4	35.3	33.2
Average Age (Male)	30.2	30.3	31.5
Average Age (Female)	38.2	38.1	35.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	140	563	3,392
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$61,280	\$61,104	\$60,628
Average House Value	\$132,810	\$131,889	\$140,671

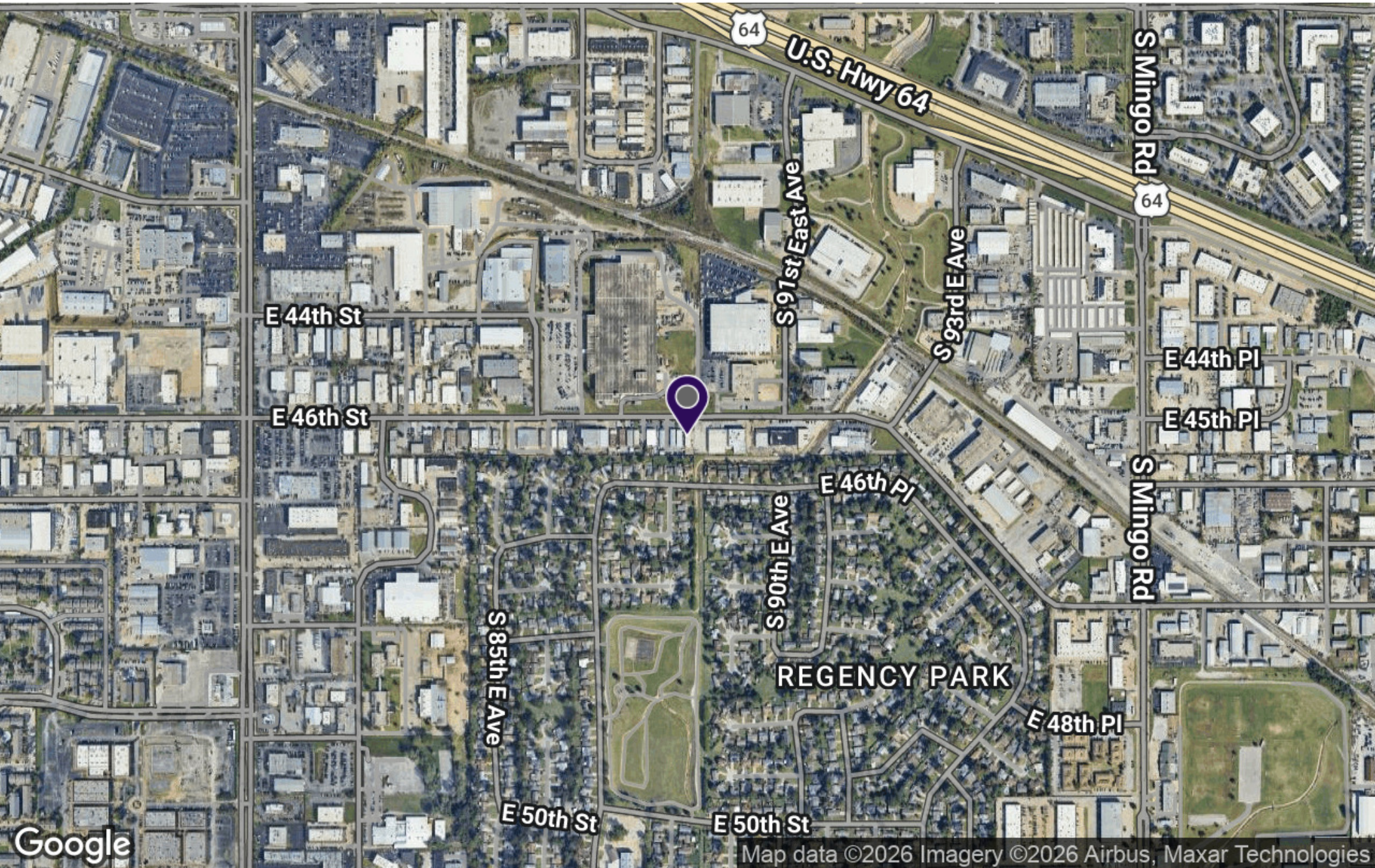
2023 American Community Survey (ACS)



REGIONAL MAP



AERIAL MAP



ADDITIONAL PHOTOS

