

Tulsa Retail For Lease

6124 E 51st Pl
Tulsa, OK 74135

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Property Summary



Location Description

Strategically located at the signalized intersection of 51st Street and Sheridan Road, this neighborhood retail center offers an excellent opportunity for retail, service, or office users seeking an established location in central Tulsa. The property currently has two suites available, each consisting of approximately 1,600 SF and offered at \$12.00/SF NNN.

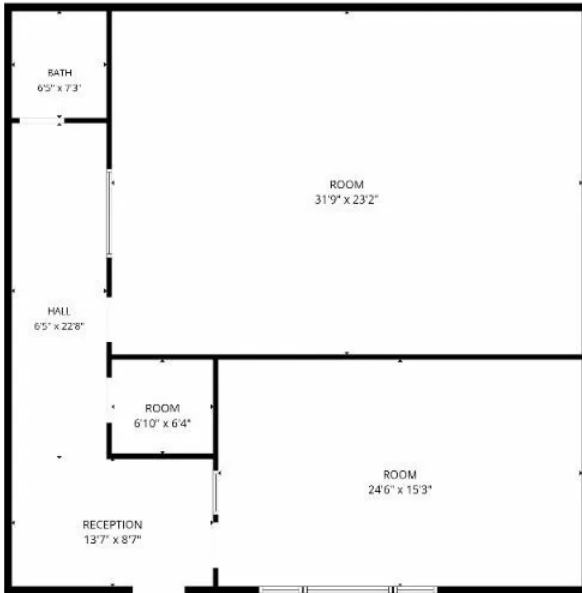
Tenants benefit from both monument and building signage opportunities, providing strong exposure to the surrounding trade area. One suite is fully built out as a dance studio, offering a turnkey opportunity for fitness, dance, or specialty recreation users, while the second suite is in white-box condition and ready to accommodate a variety of retail or office concepts.

The center is anchored by a diverse mix of local businesses, including Bill & Ruth's Sub Shop, Jerusalem Market International Grocery, and Tulsa Style Hair Salon. The property also benefits from its proximity to major area destinations such as QuikTrip, the United States Post Office, and The Farm Shopping Center directly across Sheridan Road, generating consistent traffic and strong neighborhood connectivity.

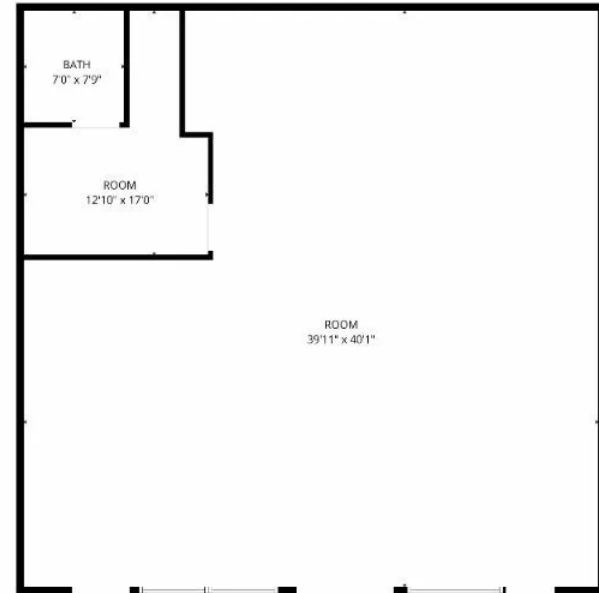
Offering Summary

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	3,200 SF
Lot Size:	0.226 Acres
Building Size:	9,845 SF

Floor Plans



FLOOR PLAN CREATED BY CURKUSA APP. MEASUREMENTS DERIVED FROM 3D RENDERING. NOT GUARANTEED.

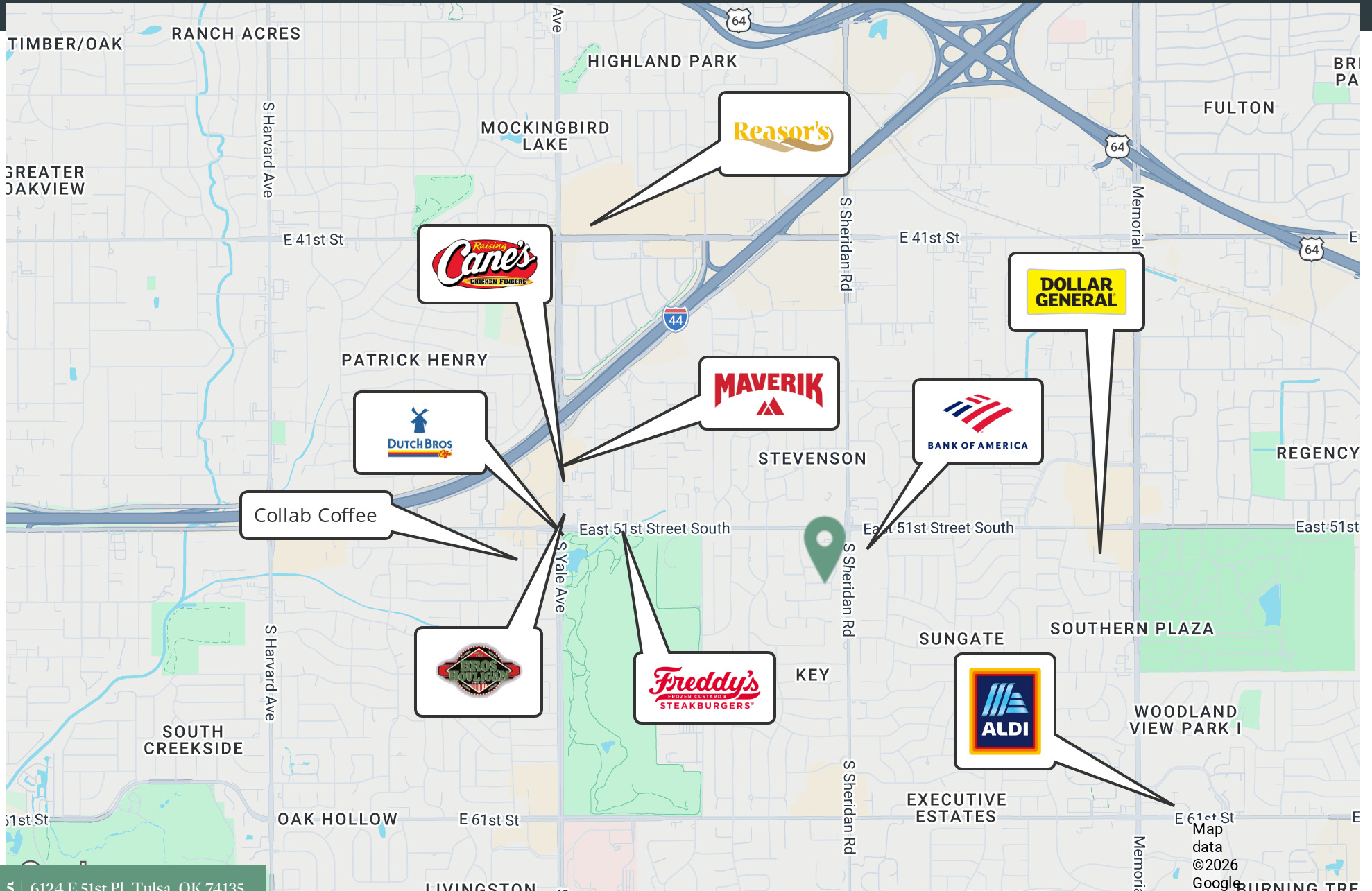


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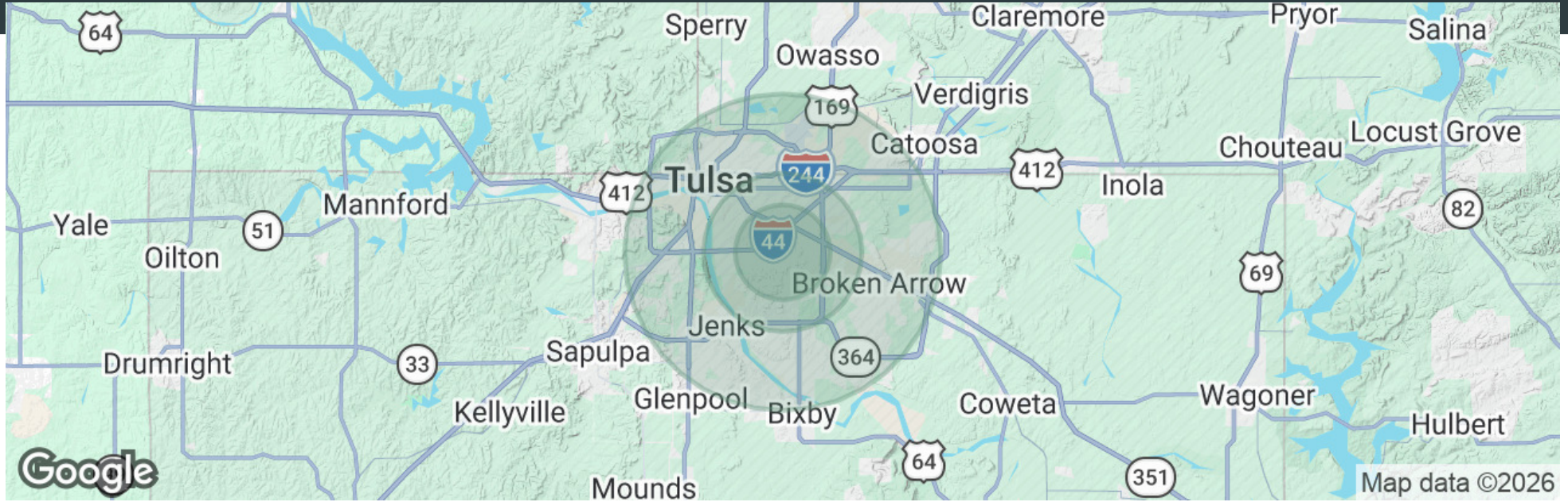
Additional Photos



Location Map



Demographics Map & Report



Population	3 Miles	5 Miles	10 Miles
Total Population	91,006	263,782	580,577
Average Age	40.0	37.7	36.8
Average Age (Male)	38.5	36.5	35.9
Average Age (Female)	41.9	39.2	37.9

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	41,466	113,590	233,283
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$92,818	\$95,738	\$97,121
Average House Value	\$259,142	\$269,858	\$256,664

2023 American Community Survey (ACS)

Contact

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