

**FOR SALE**

# 5.51 Acre Tract

**RETAIL**



## PROPERTY INFO

**8127 E 21ST STREET  
TULSA, OK 74129  
STORE #3964**

- + CS- Zoning
- + 383' of frontage on 21st (with 2 curb cuts)
- + Easy highway access; 3/4 mi to Hwy 79 and 2 mi to I-244
- + 5.51 AC; 240,015 SF Lot



### Total Population

<b>5 Minutes</b>	44,232
<b>10 Minutes</b>	203,424
<b>15 Minutes</b>	451,402

Source: Esri, 2020 Estimates

### Number of Households

<b>5 Minutes</b>	18,025
<b>10 Minutes</b>	85,061
<b>15 Minutes</b>	184,654

### Average HH Income

<b>5 Minutes</b>	\$58,209
<b>10 Minutes</b>	\$68,516
<b>15 Minutes</b>	\$75,762

## CONTACT US

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 SITE PLAN



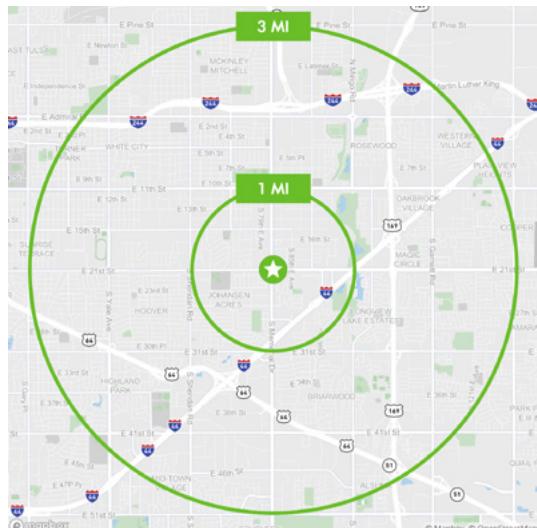
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RETAIL



RETAIL TRADE AREA



### 2020 Demographics

	1 Mile	3 Miles	5 Miles
Total Population	10,372	100,324	211,227
Number of Households	4,456	40,114	86,436
Average HH Income	\$56,310	\$57,429	\$69,857

Source: Esri, 2020 Estimates