

RETAIL/OFFICE SPACE FOR LEASE

200 SE WASHINGTON BLVD. - BARTLESVILLE, OK



PROPERTY HIGHLIGHTS

SPACE
Available



SUITE A

(1,375 SF - Retail/Office)

- End cap space
- New flooring & paint
- Possible drive-thru or curbside option
- Visible from Washington Blvd.

This retail or office space is situated with easy highway access and just one mile from downtown Bartlesville. Great proximity to historical and architectural assets. Close access to Pathfinder Parkway for outdoor enjoyment.

- END CAP SPACE WITH NEW FLOORING AND PAINT
- LARGE DOOR FOR DELIVERIES
- VISIBLE FROM WASHINGTON BLVD
- POSSIBLE DRIVE THROUGH OR CURBSIDE OPTION



SHEILA COOPER
Office: 918-665-1210
Cell: 918-724-5140
scooper@bauertulsa.com

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 6,436 | 32,136 | 43,552 |
| HOUSEHOLDS | 2,723 | 13,252 | 17,569 |
| AVERAGE HH INCOME | \$74,293 | \$85,215 | \$85,192 |

DEMOGRAPHICS | SOURCE: ESRI 2025



19,900 Vehicles per day - Washington Blvd (Hwy 75)
10,900 Vehicles per day - Frank Phillips Blvd
8,000 Vehicles per day - Tuxedo Blvd

TRAFFIC COUNT | SOURCE: OK TRANSPORTATION 2023 & 2024

BAUER & ASSOCIATES, REALTORS®
A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979
Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136
All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

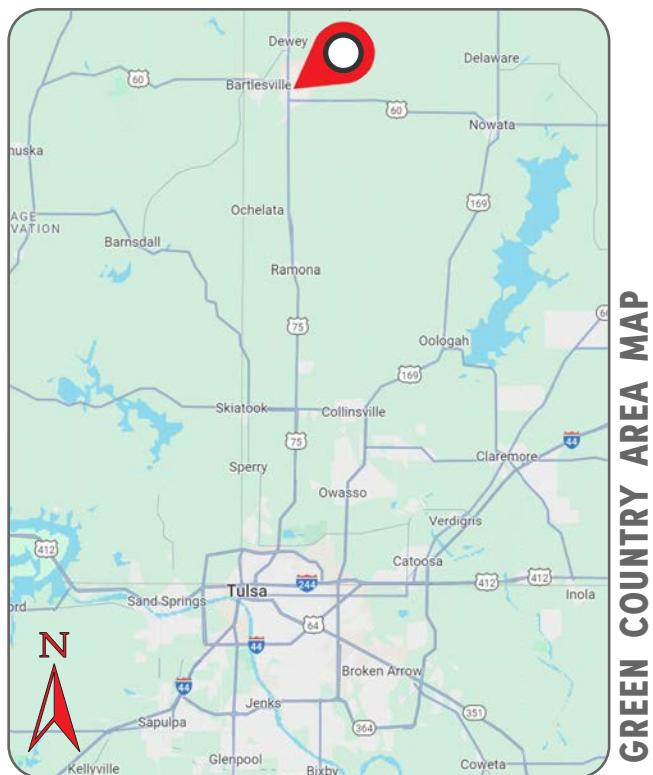
Office 918-665-1210
Fax 918-665-6462
www.bauertulsa.com

RETAIL/OFFICE SPACE FOR LEASE

200 SE WASHINGTON BLVD. - BARTLESVILLE, OK



[DOWNTOWN BARTLESVILLE, OK]



GREEN COUNTRY AREA MAP

- CHICK-FIL-A
- SCOOTER'S COFFEE
- HOBBY LOBBY
- PLANET FITNESS
- QUIKTRIP
- HAMPTON INN
- MEXICO VIEJO BAR & GRILL
- HARBOR FREIGHT
- BOULEVARD DINER



BAUER & ASSOCIATES, REALTORS®

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management



SHEILA COOPER

Office: 918-665-1210

Cell: 918-724-5140

scooper@bauertulsa.com