

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Building Size:	54,600 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	2,500 - 15,000 SF
Lease Structure	Sublease

### PROPERTY OVERVIEW

Don't miss this great sublease opportunity at 11331 E. 31st, Tulsa, OK. The space can set up as an open floor plan and can very easily be divided into smaller space. This space is in a retail strip center with great parking, in a great location, just minutes from Highway 169. It sits at the hard corner of E. 31st and Garnett, providing great traffic, visibility and surrounded by rooftops.

### PROPERTY HIGHLIGHTS

- Great visibility
- Great traffic and demographics
- Ample parking
- Flexible floor plan

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11331 EAST 31ST STREET  
11331 EAST 31ST STREET | TULSA, OK 74146



## ADDITIONAL PHOTOS

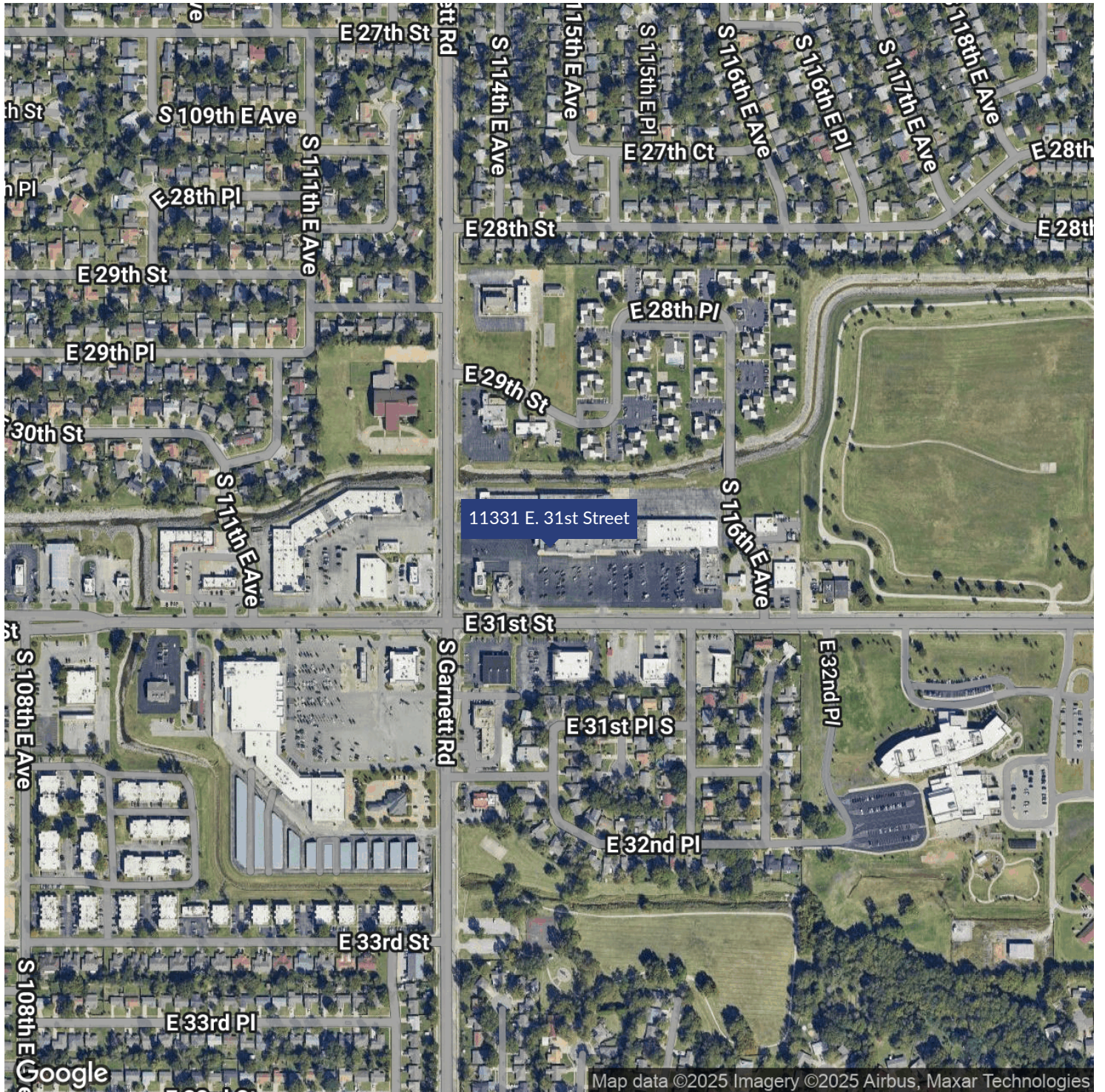


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## LOCATION MAP

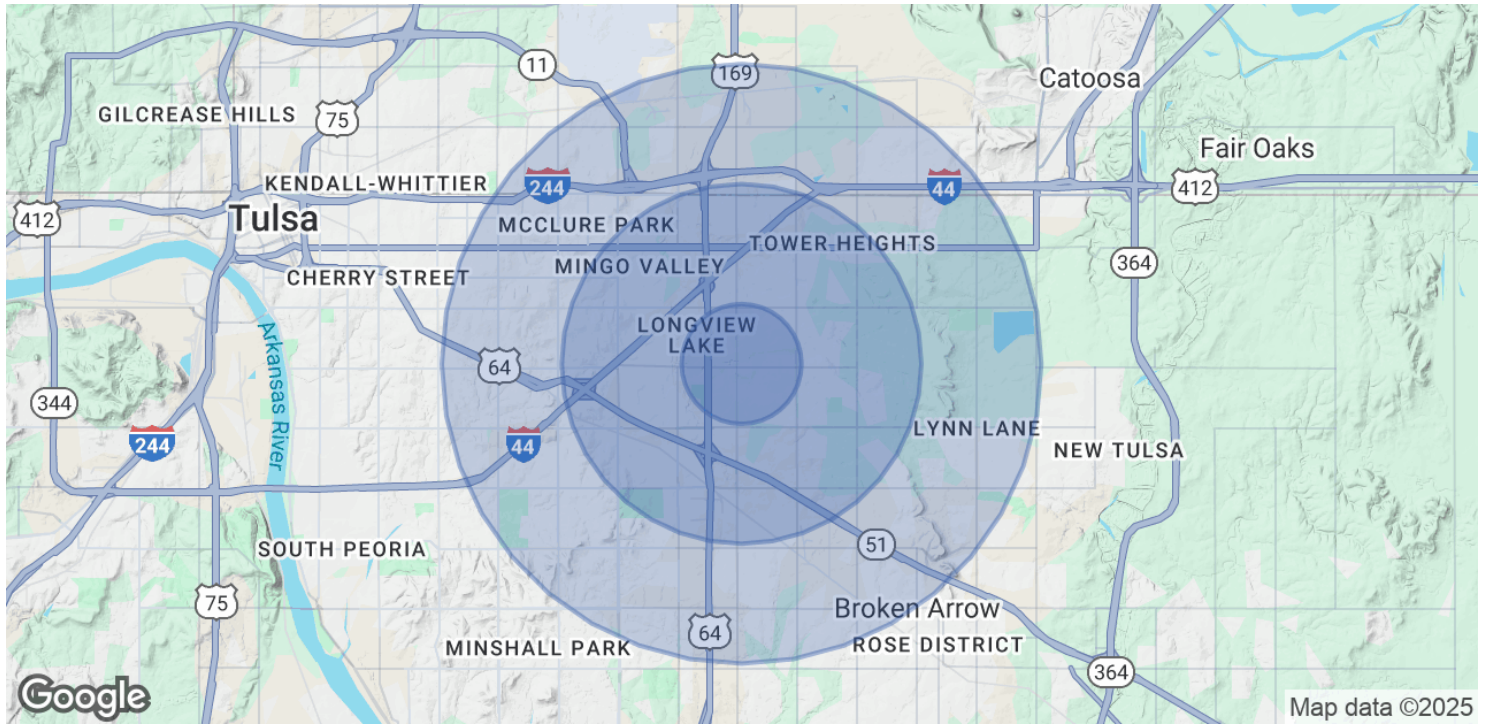


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,287	83,423	190,056
Average Age	33	36	38
Average Age (Male)	32	35	37
Average Age (Female)	34	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,353	31,600	76,610
# of Persons per HH	3	2.6	2.5
Average HH Income	\$63,071	\$62,795	\$76,708
Average House Value	\$178,818	\$177,328	\$203,618

Demographics data derived from AlphaMap

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