

**FOR
SALE**

SHERIDAN CHASE I & II

6911 & 6931 S. 66TH E. AVE.
TULSA, OK 74133

**BAUER
& ASSOCIATES
REALTORS®**



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

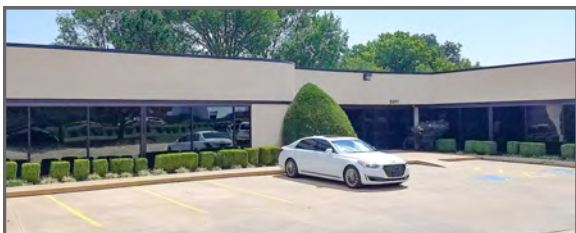
DOUG BAUER, CCIM
Office: 918-665-1210
dbauer@bauertulsa.com

PROPERTY HIGHLIGHTS

- TWO ONE STORY BUILDINGS
- QUIET OFFICE ATMOSPHERE
- UPSCALE COMMON AREAS
- HIGH QUALITY FINISHES
- EXCELLENT FRONT DOOR PARKING
- ZONED: COMMERCIAL
- INVESTMENT OR OWNER/USER PROPERTY

6911 S. 66TH E. AVE. DETAILS:

- TOTAL BLDG: ± 12,454 SF
- TOTAL LAND: ± 0.92 ACRES OR 39,865 SF



6931 S. 66TH E. AVE. DETAILS:

- TOTAL BLDG: ± 12,454 SF
- TOTAL LAND: ± 1.00 ACRES OR 43,461 SF



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

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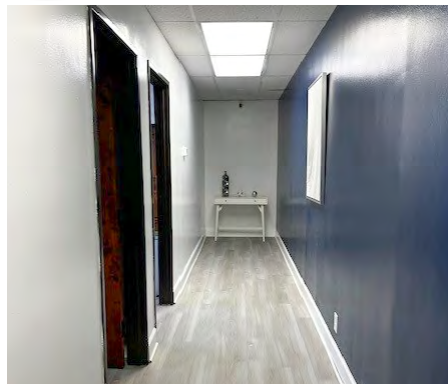
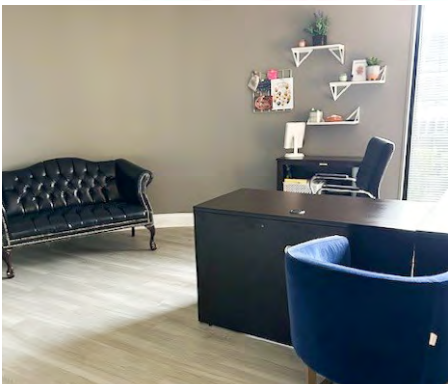
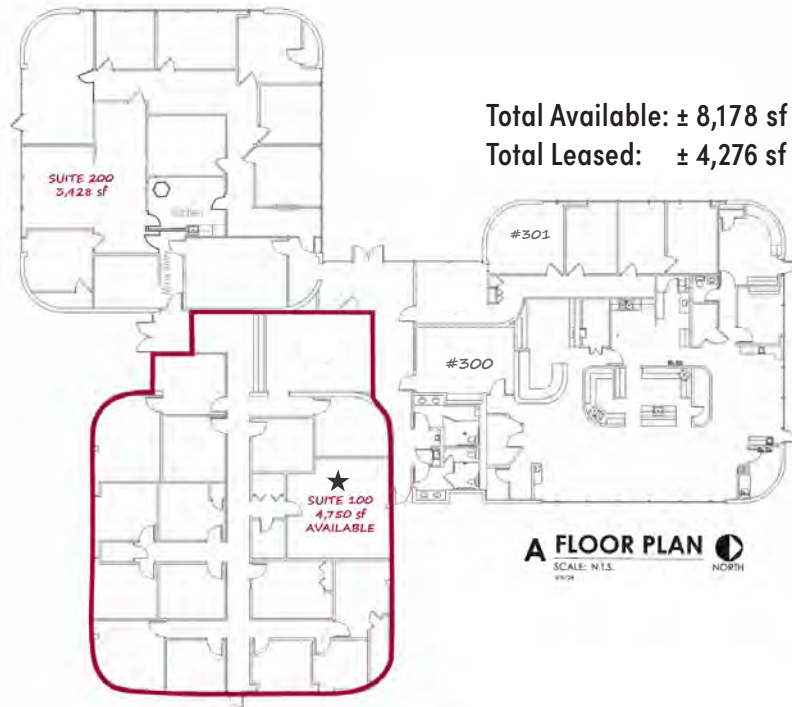
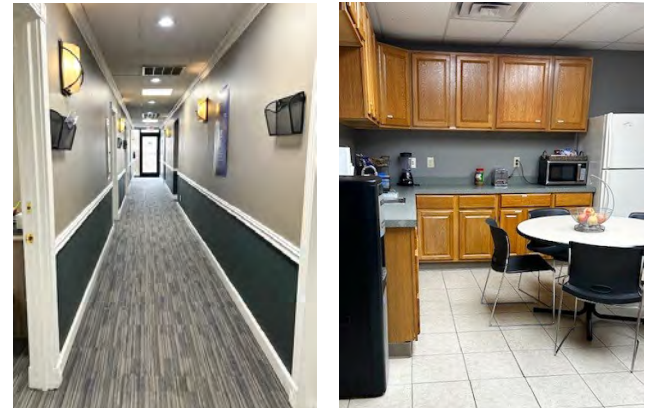
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- TOTAL LAND: ± 1.00 ACRES OR 43,461 SF



Total Available: ± 2,917 sf
Total Leased: ± 9,047 sf



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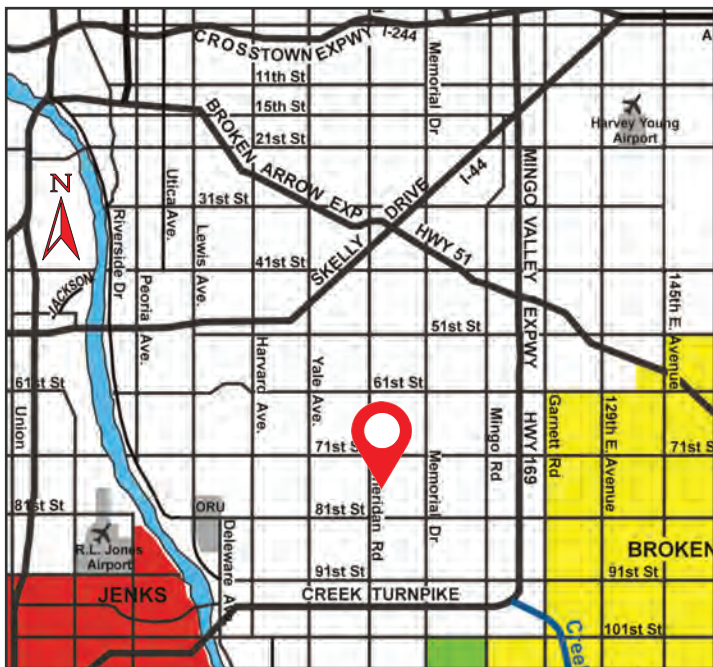
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TULSA AREA MAP

- REASOR'S
- BANK OF OKLAHOMA
- SMITTY'S GARAGE
- SOUTHERN AGRICULTURE
- WOODLAND HILLS MALL
- ARVEST BANK
- BRAVOS MEXICAN GRILL



21,868 Vehicles per day - S. Sheridan Rd.
31,927 Vehicles per day - E. 71st St.

TRAFFIC COUNT - SOURCE INCOG 2024

	1 MILE	3 MILES	5 MILES
POPULATION	12,190	96,640	246,541
HOUSEHOLDS	5,653	42,386	105,632
AVERAGE HH INCOME	\$104,501	\$104,356	\$107,770

2024 DEMOGRAPHICS - SOURCE ESRI 2025

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