

Retail for Lease

1517-1523 S Harvard Ave

Tulsa, OK 74112



Retail for Lease

1517-1523 S Harvard Ave, Tulsa

Center Size: 12,678± SF

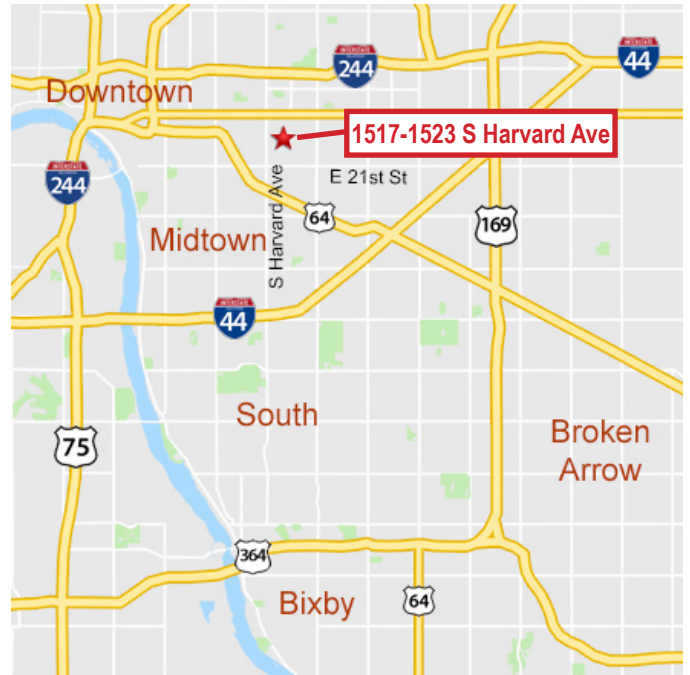
Available SF: Ste 1517: 940 - 4,005± SF
Ste 1523: 3,200± SF

Rate: Negotiable

Signage: Pylon

Traffic Counts: 17,182 vpd S. Harvard Ave
16,280 vpd E. 15th St
21,411 vpd S 33rd E Ave

- Highlights:**
- Remodeled exterior 2024
 - White-box ready interior
 - Abundant parking
 - Generous improvement allowance
 - Great location at 15th & Harvard
 - Easy access to Hwy 51
 - Building signage & pylon signage



Demographics

2024	1 mile	3 miles	5 miles
Population	11,737	101,455	223,463
Average HH Income	\$83,703	\$80,712	\$70,312
Households	5,387	44,021	95,731

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PROPERTIES, LLC

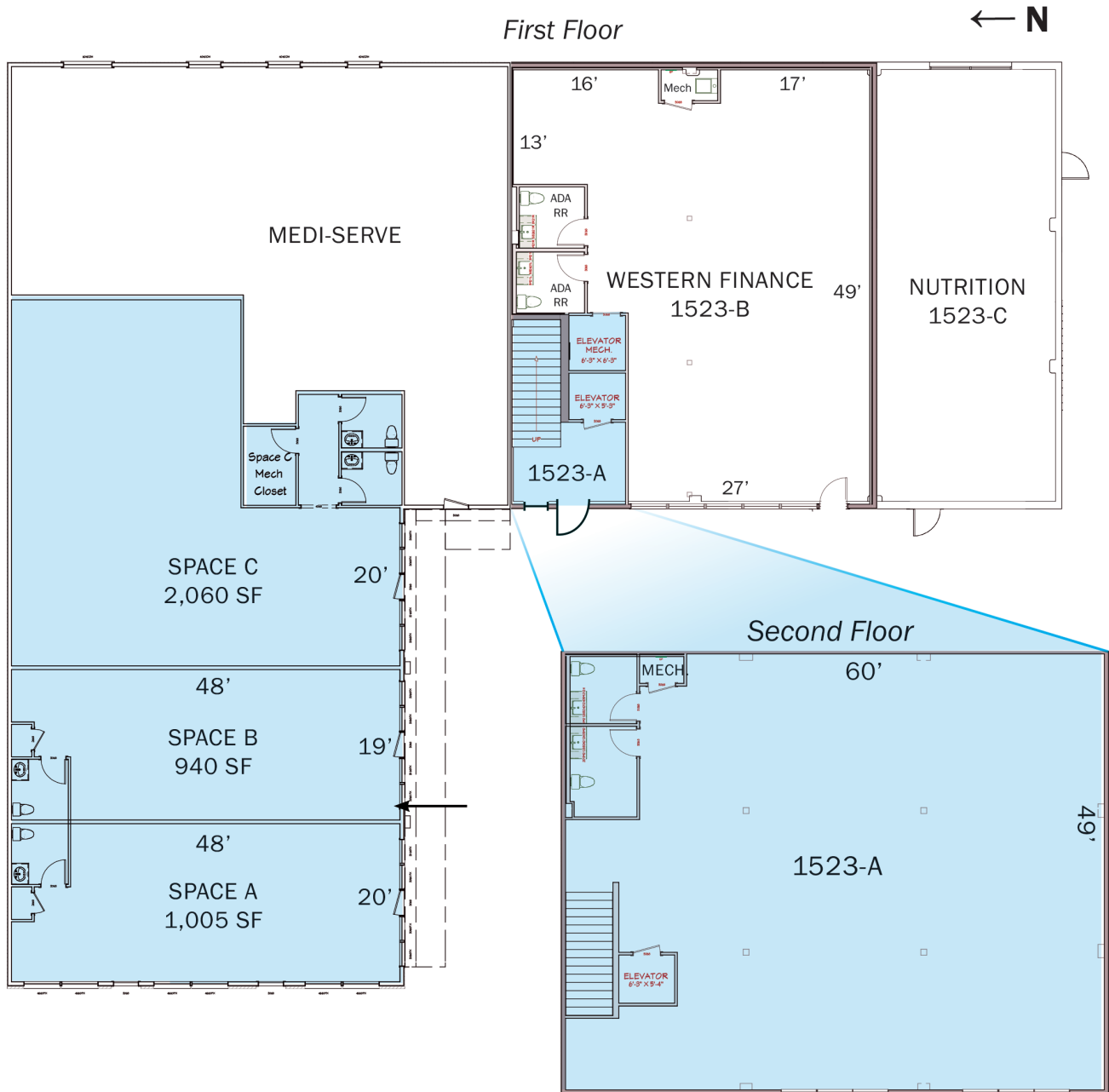


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1517-1523 S Harvard Floorplans



1517: ±940 - 4,005 sf

- New full height storefront entries
- New ADA restrooms
- High ceilings
- Frontage on Harvard Ave

1523-A: ±3,200 sf (2nd floor)

- Separate ground floor entry
- Elevator access
- Ready for buildout
- Exposed 9' ceilings

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