



## Property Details

**Size:** 1.33 Acres

**Purchase Price :** \$585,000

## Demographics

	1 Mile	3 Miles	5 Miles
2023 Population	6,356	89,901	244,685
Daytime Population	17,651	115,477	271,677
Avg. HH Income	\$88,809	\$82,733	\$88,911

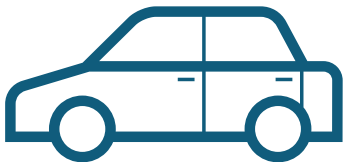
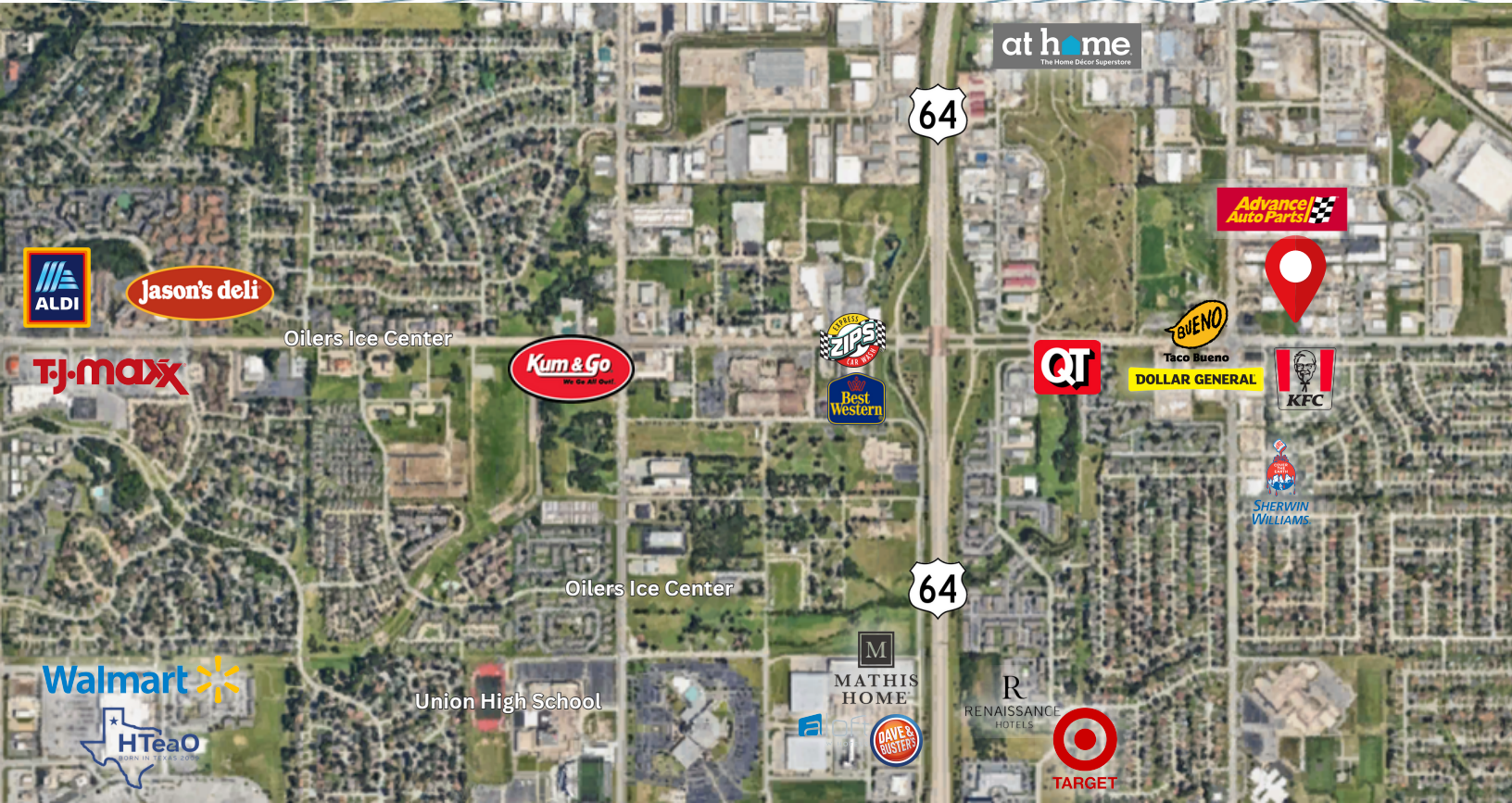
## Traffic Counts:

- E 61st St (W of Garnett): 22,653 VPD
- E 61st St (E of Garnett): 18,400 VPD
- Garnett Rd (N of 61st): 16,432 VPD
- Garnett Rd (S of 61st): 18,990 VPD

## Property Highlights:

- Easy access to Highway 169 and I-44
- approx. 288ft of frontage along E 61st St
- Heavy daytime traffic
- Just south of Broken Arrow Expressway
- Median age of 34 within 1 mile





**E 61st Street**  
Estimated 22,653 VPD



**Avg HH income (1 Mile)**  
\$88,809



**Population (5 Miles)**  
244,685