Retail Strip Center For Sale or Lease

REDUCED Sales Price: \$2,175,000

FAMILY DOLIAR

Lease Price: \$7.50/SF NNN NNN Charges: \$1.75/SF

Plus \$150,000 Repair Credit

smiles 04 life

401 S. Utica Avenue

Tulsa, Oklahoma 74104

PROPERTY HIGHLIGHTS

- 8,400 SF Available For Lease
- Anchor Tenants: Smiles 4 Life and Family Dollar
- Ample Parking
- Good Signage
- Newly Restriped Parking Lot

LOCATION HIGHLIGHTS

- Near Tulsa Health Department
- 1/2 mile to I-244
- Near Taco Mayo and McDonald's
- Perfect Place for Thrift Store, Furniture Store or Paint Store



TOTAL SF	24,730 SF on 1.22 Acres MOL
BUILT	1975
ZONED	СН

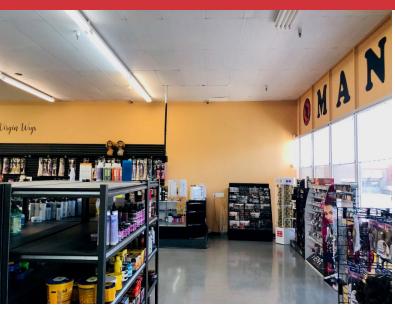
+1 405 840 0600 OFFICE

4 E. Sheridan Avenue, Suite 200 Oklahoma City, OK 73104

www.naisullivangroup.com

Bob Sullivan, CCIM +1 405 641 9798 bob@naisullivangroup.com

Retail Strip Center For Sale or Lease













Bob Sullivan, CCIM +1 405 641 9798 bob@naisullivangroup.com

+1 405 840 0600 OFFICE

4 E. Sheridan Avenue, Suite 200 Oklahoma City, OK 73104

www.naisullivangroup.com

Retail Strip Center For Sale or Lease







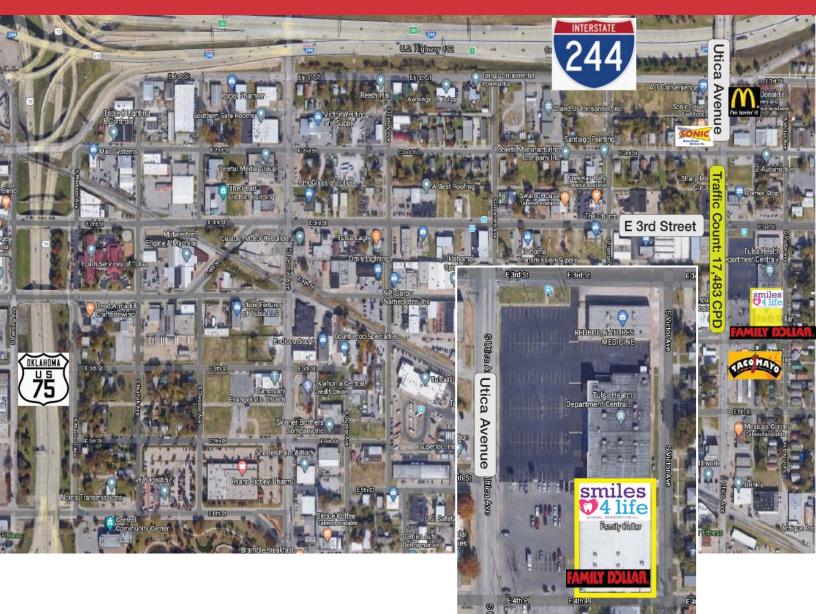
Bob Sullivan, CCIM +1 405 641 9798 bob@naisullivangroup.com

+1 405 840 0600 OFFICE

4 E. Sheridan Avenue, Suite 200 Oklahoma City, OK 73104

www.naisullivangroup.com

Retail Strip Center For Sale or Lease



Population	1 Mile:	3 Miles:	5 Miles:
	14,093	96,204	181,792
Average Household Income	1 Mile:	3 Miles:	5 Miles:
	\$29,766	\$38,868	\$39,986
Total Households	1 Mile:	3 Miles:	5 Miles:
	5,821	40,846	77,649

Bob Sullivan, CCIM +1 405 641 9798 bob@naisullivangroup.com

+1 405 840 0600 OFFICE

4 E. Sheridan Avenue, Suite 200 Oklahoma City, OK 73104

www.naisullivangroup.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.