

REDUCED Sales Price: \$2,175,000

Lease Price: \$7.50/SF NNN

NNN Charges: \$1.75/SF



Plus \$150,000 Repair Credit

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	CH

Bob Sullivan, CCIM

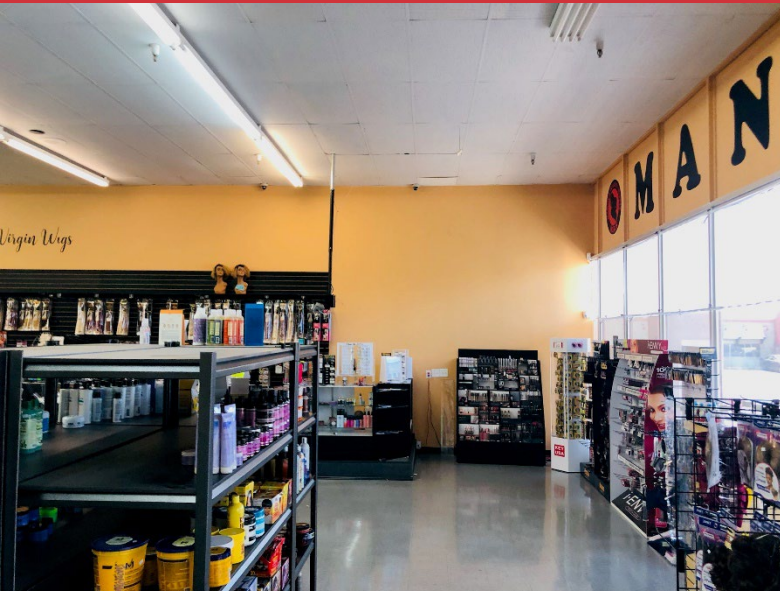
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NEWLY RESEALED PARKING LOT



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

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