

# FOR SALE PAD SITE OPPORTUNITY

INTERSTATE 44 AND SOUTH YALE :: TULSA, OK



Excellent padsite opportunity in the heart of Tulsa, along the Interstate. Located 1 mile North of Warren Place (1,000,000 SF Office Complex) and ever expanding St. Francis Hospital.

## FEATURES

- Intersection of Skelly and Yale, along Interstate 44 (Recently Improved and Expanded)
- Entire Development - 17.38 Acres
- Traffic Counts: I-44 - 80,900 VPD, Yale Ave - 34,000 VPD, 51st St. - 16,600 VPD
- Surrounding retail:  
The Promenade Mall, Best Buy, Hilton Garden Inn, Baymont Inn and Red Roof Inn
- Strong daytime population, second only to the Central Business District
- Holiday Inn Under Construction

## AVAILABLE PADS:

- Lot 4B: 54,550 SF
- Lot 5: 129,642 SF
- Lot 8: 91,667 SF

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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## DEMOGRAPHICS

### POPULATION

1-MILE	11,472
3-MILES	96,059
5-MILES	239,459

### AVERAGE HH INCOME

1-MILE	\$51,453
3-MILES	\$57,236
5-MILES	\$55,339

### DAYTIME POPULATION

1-MILE	7,991
3-MILES	88,729
5-MILES	194,784

### AVERAGE AGE

1-MILE	43.84
3-MILES	41.70
5-MILES	38.66



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Retail 24/7.

## SITE PLAN



EAST 51ST STREET SOUTH

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