

THE VILLAGE FLATS



624 S Peoria Ave, Tulsa, OK 74120

- NOW AVAILABLE
- New Construction
- Convenient and dedicated commercial parking field leading up to the back door of the commercial space
- Demand drivers including 78 luxury apartments Village Flats I&II, plus additional 83 upscale townhomes within immediate walking distance
- Abundant patio and dedicated covered patios featured endcap restaurant space.

Spaces	Lease Rate	Space Size
UNIT 101	\$19.00 SF/yr	2,604 SF

Offering Summary

LEASE RATE:	\$19.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	2,604 SF
BUILDING SIZE:	6,395 SF

Demographics	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,842	40,554	84,782
TOTAL POPULATION	8,024	78,124	168,713
AVERAGE HH INCOME	\$57,206	\$63,871	\$60,520

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Central Business District

96,068 Daytime Population

35,000+ Employees

29,094,373+ SF of Buildings

2,345 residential units

Highway 75 - 51,400 VPD

Veterans Park



South Peoria Avenue - 15,200 VPD

Tracy Park

Cherry Street - 0.5 Mile

626 beds
1,896 employees

South Utica Avenue

East 11th Street



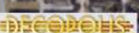
Highway 64 - 86,300 VPD

495 beds



East 6th Street

TA LORTON



JENKINS & CO.



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