

FREESTANDING BUILDING FOR SALE OR LEASE

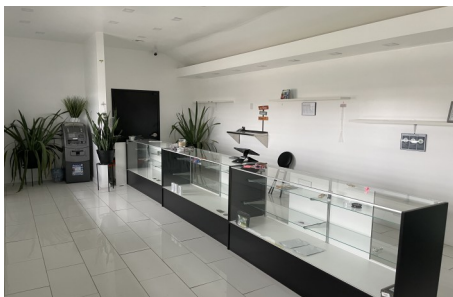
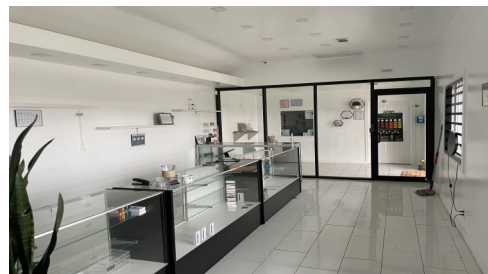
6108 S. 46TH WEST AVE., TULSA, OK

www.walmancommercial.com

918.481.8888



- ◆ 1,500SF building
- ◆ Drive through potential
- ◆ Zoned CS & AG
- ◆ Convenient Highway access
- ◆ QSR with drive through potential
- ◆ .40 Acre



7060 S. Yale Ave.
Suite 900
Tulsa, OK 74136
Tel: 918.481.8888
Fax: 918.481.8866

DEMOGRAPHICS

MILE RADIUS	1	3	5
Population:	3,452	26,304	83,659
Households:	1,334	10,625	36,982
Avg. H.H. Income:	\$72,682	\$84,578	\$83,940
Traffic Counts:			
S. 49th W. Ave:	7,790 cars per day		
State Hwy 66 W:	35,333 cars per day		
I-44/Turner Turnpike:	49,117 cars per day		

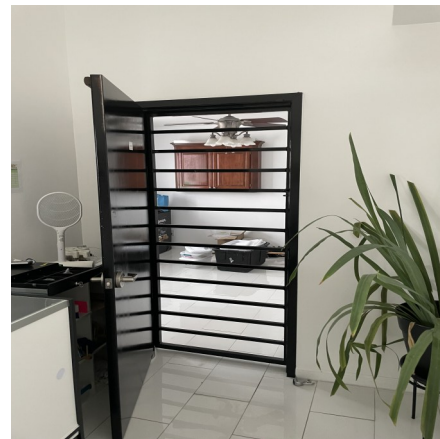
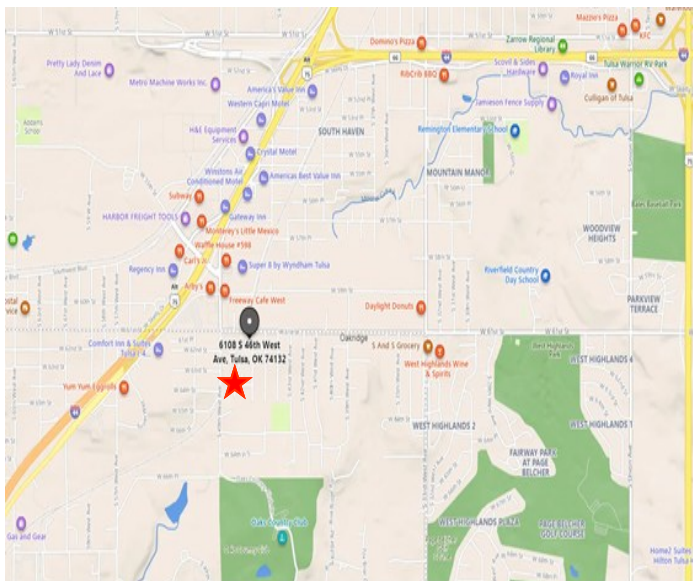
FOR SALE OR LEASE

RESTAURANT/AUTO SALES/OFFICE

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1,500 S.F. Building

WALMAN
COMMERCIAL
REAL ESTATE SERVICES

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