

3304 WEST 61ST STREET SOUTH

TULSA, OK 74132



PROPERTY DESCRIPTION

A 6,500 SF building located on approximately 1.25 acres at the prominent corner of W 61st St and S 33rd W Ave. The current owner plans to divide the property into two spaces: a 2,250 SF gas station store and a 4,250 SF space. The property includes a kitchen, a walk-in refrigerator, extensive shelving, and reach-in refrigerators, all of which are included with the property.

The previous store operator had an agreement with Phillips 66, but a new operator could either renegotiate with Phillips 66 or introduce a different brand.

OFFERING SUMMARY

Sale Price:	\$950,000
Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	6,500 SF
Building Size:	6,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	328	832	2,205
Total Population	837	2,142	5,916
Average HH Income	\$64,207	\$66,682	\$72,998

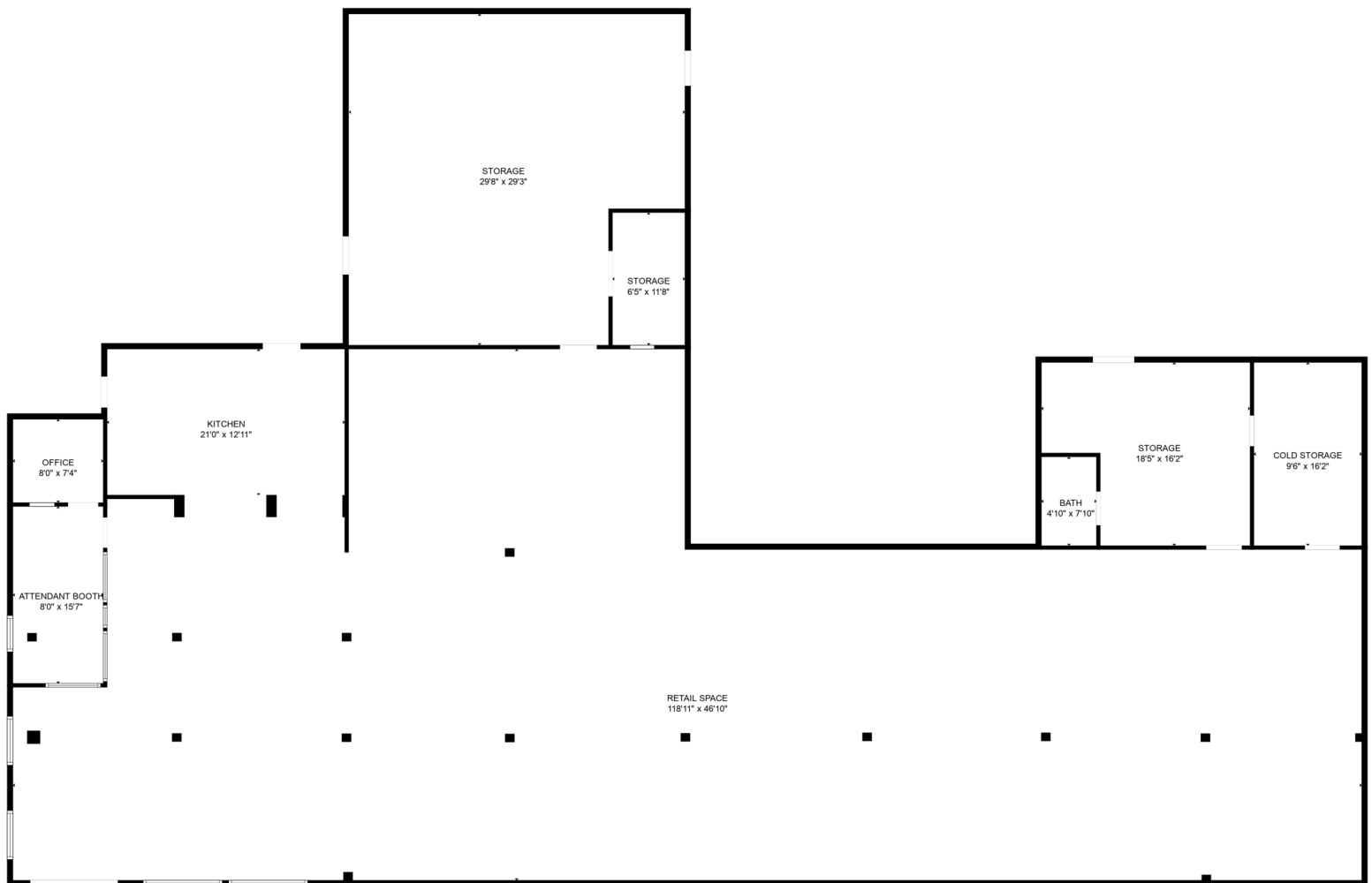
JOSH LOVE

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

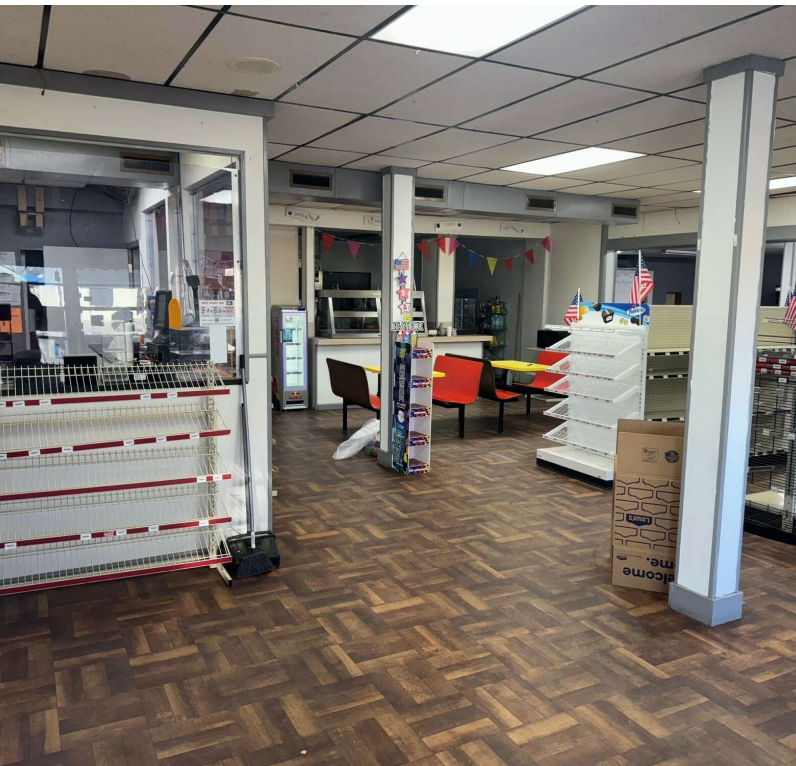
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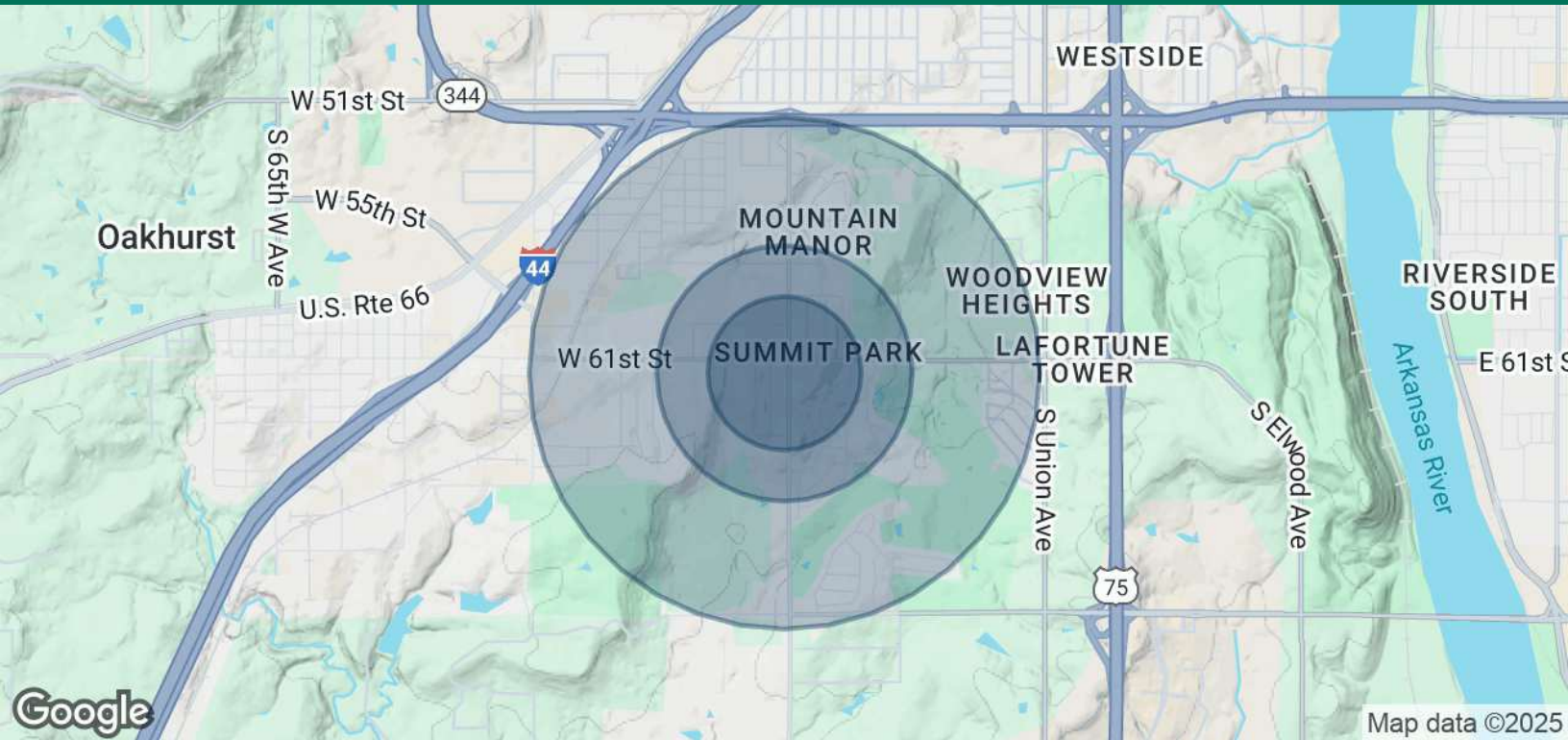
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	837	2,142	5,916
Average Age	36	36	38
Average Age (Male)	35	35	36
Average Age (Female)	37	37	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	328	832	2,205
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$64,207	\$66,682	\$72,998
Average House Value	\$215,891	\$224,974	\$234,894

Demographics data derived from AlphaMap

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