

# HARVARD RETAIL SPACE FOR LEASE

4775 S. Harvard Ave. - Tulsa, OK 74135

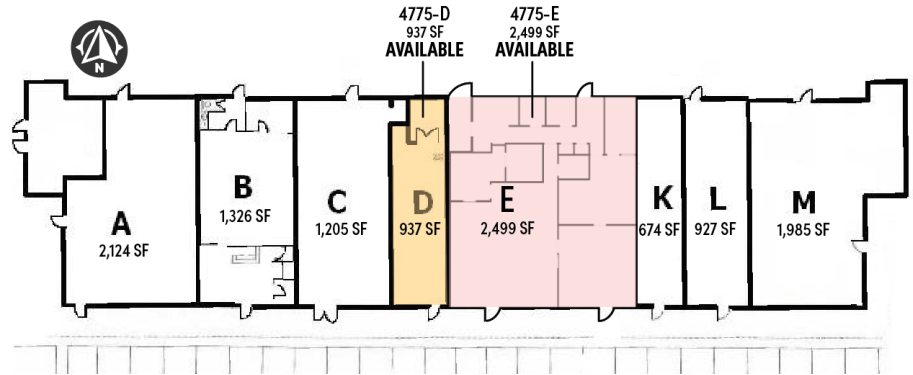


## PROPERTY HIGHLIGHTS



**Bauer & Associates, Inc.**  
P) 918-665-1210

- FRONT DOOR PARKING
- MODIFIED GROSS SERVICE
- CLOSE TO RESTAURANTS
- BANKING FACILITY ON PREMISES
- EASY ACCESS TO I-44
- ZONED CS (Commercial Shopping)
- TERRIFIC EXPRESSWAY ACCESS



SPACES AVAILABLE: Suite 4775-D (937 SF) | Suite 4775-E (2,499 SF)



2023 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	9,688	95,795	239,191
Households	4,756	44,867	110,849
Average HH Income	\$112,176	\$93,405	\$85,597



Traffic Count

INCOG 2022

23,466 Vehicles per day

S. Harvard Ave.

96,582 Vehicles per day

I-44 Highway

## BAUER & ASSOCIATES, INC. REALTORS

*"A Leader in Tulsa Commercial Real Estate Since 1979"*

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136 | Office 918.665.1210 | Fax 918.665.6462 | [www.BauerTulsa.com](http://www.BauerTulsa.com)

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

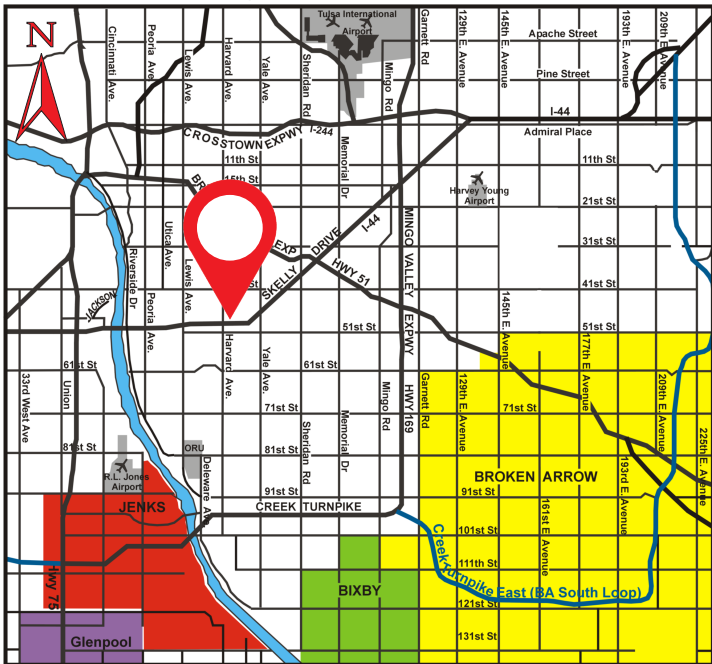
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**BAUER & ASSOCIATES REALTORS®**



Greater Tulsa Area Map



## NEARBY BUSINESSES

SPIRIT BANK

QUIKTRIP

CHILI'S

HOBBY LOBBY

NYC PIZZA

CASA TEQUILA

BODEAN SEAFOOD

URBAN AIR TRAMPOLINE

ELEPHANT RUN

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