

Tulsa Retail For Lease

4525 E 51st St
Tulsa, OK, 74135

AC Cherry

Sales Associate
918.694.8331
acherry@mcgrawcp.com

Dick Alaback

Senior Vice President
918.550.4455
rjalaback@mcgrawcp.com

Doug Keith

Senior Associate
918.550.4455
dkeith@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES



Property Summary



Property Summary

7,812 SF second-generation restaurant situated on over 2 acres in Midtown Tulsa, offering flexibility for continued restaurant use or redevelopment as a pad site.

The property features ample parking and strong positioning within an existing retail corridor along E 51st Street and supported by traffic counts exceeding 92,000 VPD on I-44, 78,500+ VPD on the Skelly Bypass, and 47,000+ VPD on Yale Avenue.

Showings by appointment only. Please do not disturb tenant.

Offering Summary

Lease Rate:	\$43.00 SF/yr (NNN)
Available SF:	7,812 SF
Lot Size:	2.08 Acres
Building Size:	7,812 SF

Property Description



Property Description

7,812 SF second-generation restaurant situated on over 2 acres in Midtown Tulsa, offering flexibility for continued restaurant use or redevelopment as a pad site. The property features ample parking and strong positioning within an existing retail corridor along E 51st Street, with visibility supported by traffic counts exceeding 92,000 VPD on I-44, 78,500+ VPD on the Skelly Bypass, and 47,000+ VPD on Yale Avenue. The surrounding area is supported by 247,734 residents and 176,086 daytime employees within a 5-mile radius, anchored by Saint Francis Hospital.

Location Description

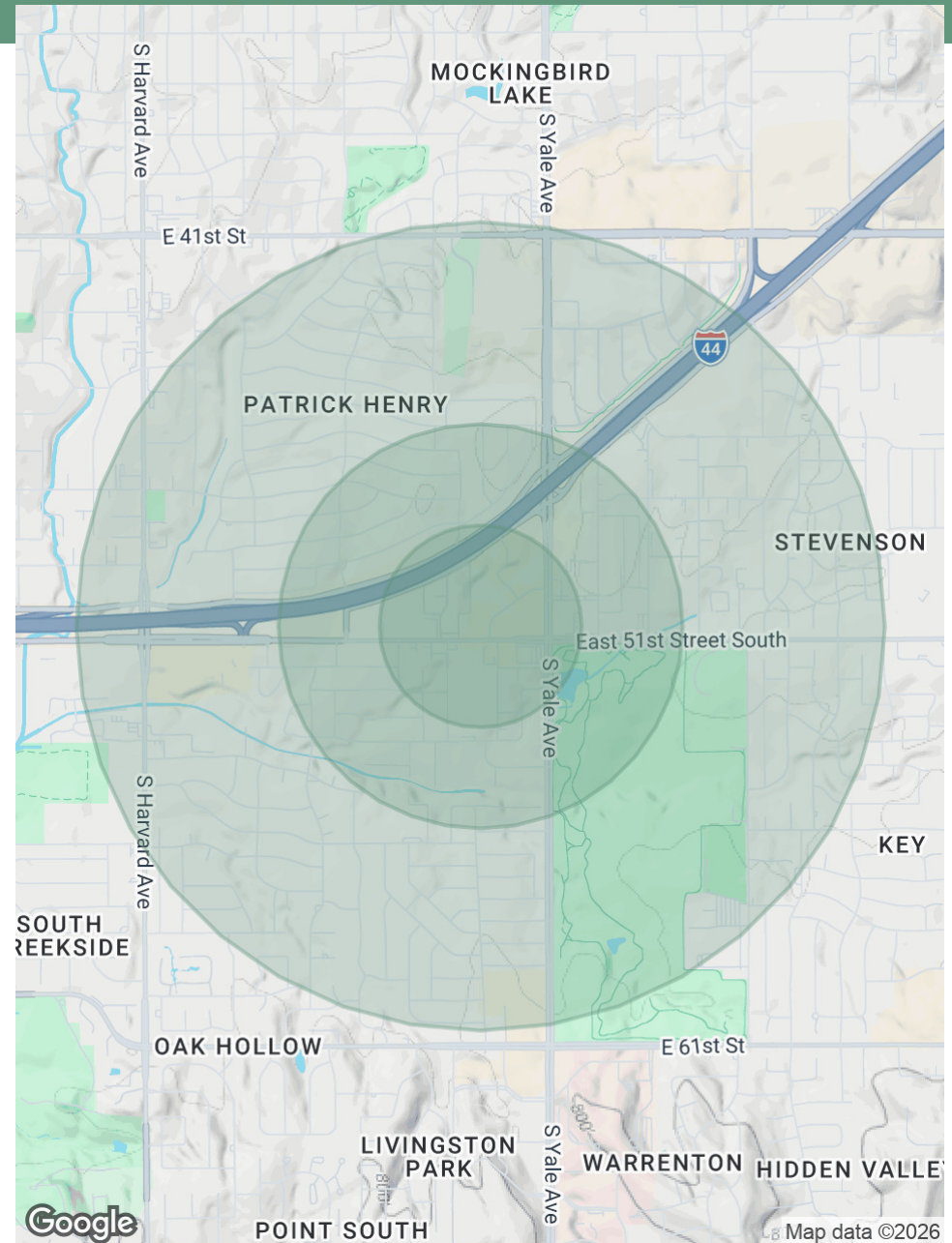
The property is surrounded by a strong mix of national and regional retailers creating a proven retail corridor. Nearby tenants include QuikTrip, Sonic Drive-In, Dutch Bros Coffee, Taco Bell, Raising Cane's, Freddy's Frozen Custard, Arby's, Jack in the Box, and Outback Steakhouse. The area is further supported by hospitality users including Hilton Garden Inn, Holiday Inn Express & Suites Tulsa Midtown, and Comfort Inn, driving consistent visitor traffic.

Demographics Map & Report

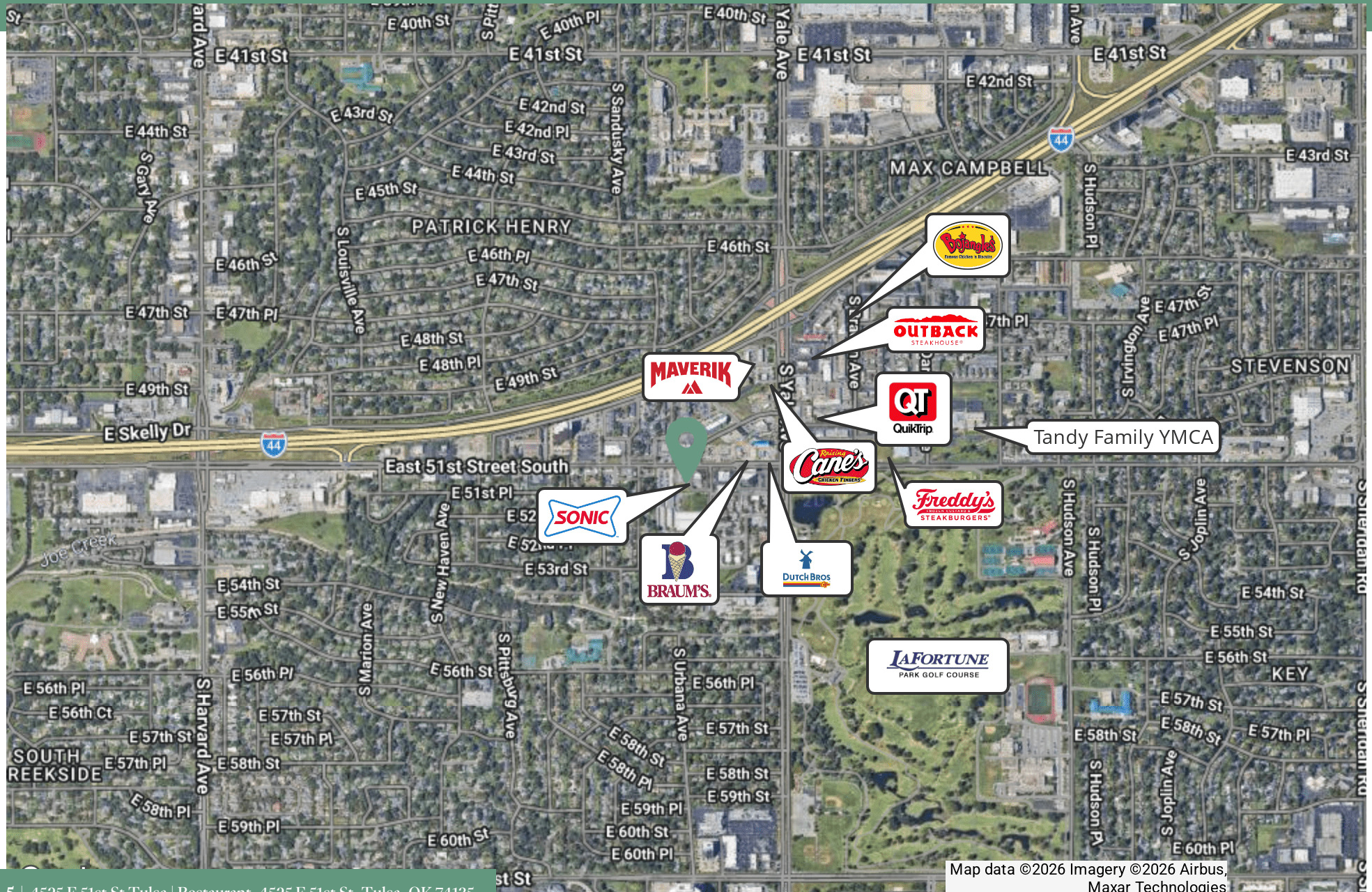
Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	830	3,101	10,672
Average Age	36.3	37.7	40.3
Average Age (Male)	36.3	36.8	39.1
Average Age (Female)	36.2	38.3	41.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	396	1,468	4,949
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$85,300	\$78,376	\$99,946
Average House Value	\$336,552	\$310,982	\$296,649

2023 American Community Survey (ACS)



Retail Map



Contact

AC Cherry

Sales Associate
918.694.8331
acherry@mcgrawcp.com

Dick Alaback

Senior Vice President
918.550.4455 x4620
rjalaback@mcgrawcp.com

Doug Keith

Senior Associate
918.550.4455
dkeith@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES

MCP - McGraw Commercial Properties
4105 S. Rockford Ave.
Tulsa, OK 74105
mcgrawcp.com



DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.