

PARK PLAZA

6004 S SHERIDAN RD, TULSA, OK 74145

FOR LEASE



PROPERTY DESCRIPTION

Nestled within one mile of Tulsa's second-largest daytime population, Park Plaza Shopping Center offers a prime commercial space for lease. Centrally located, this property provides ample parking and excellent visibility. Its strategic position ensures high foot traffic and visibility, making it an ideal location to captivate customers. With its blend of functional space and prime location, this property presents an unparalleled opportunity to elevate your brand and customer experience in a thriving commercial hub.

PROPERTY HIGHLIGHTS

- - Ample parking for convenience
- - Excellent visibility for maximum exposure
- - Centrally located for easy accessibility
- - High foot traffic potential
- - Versatile space to suit various business needs

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	3,061 - 5,586 SF
Building Size:	126,215 SF

DEMOGRAPHICS

Total Households

Total Population

Average HH Income

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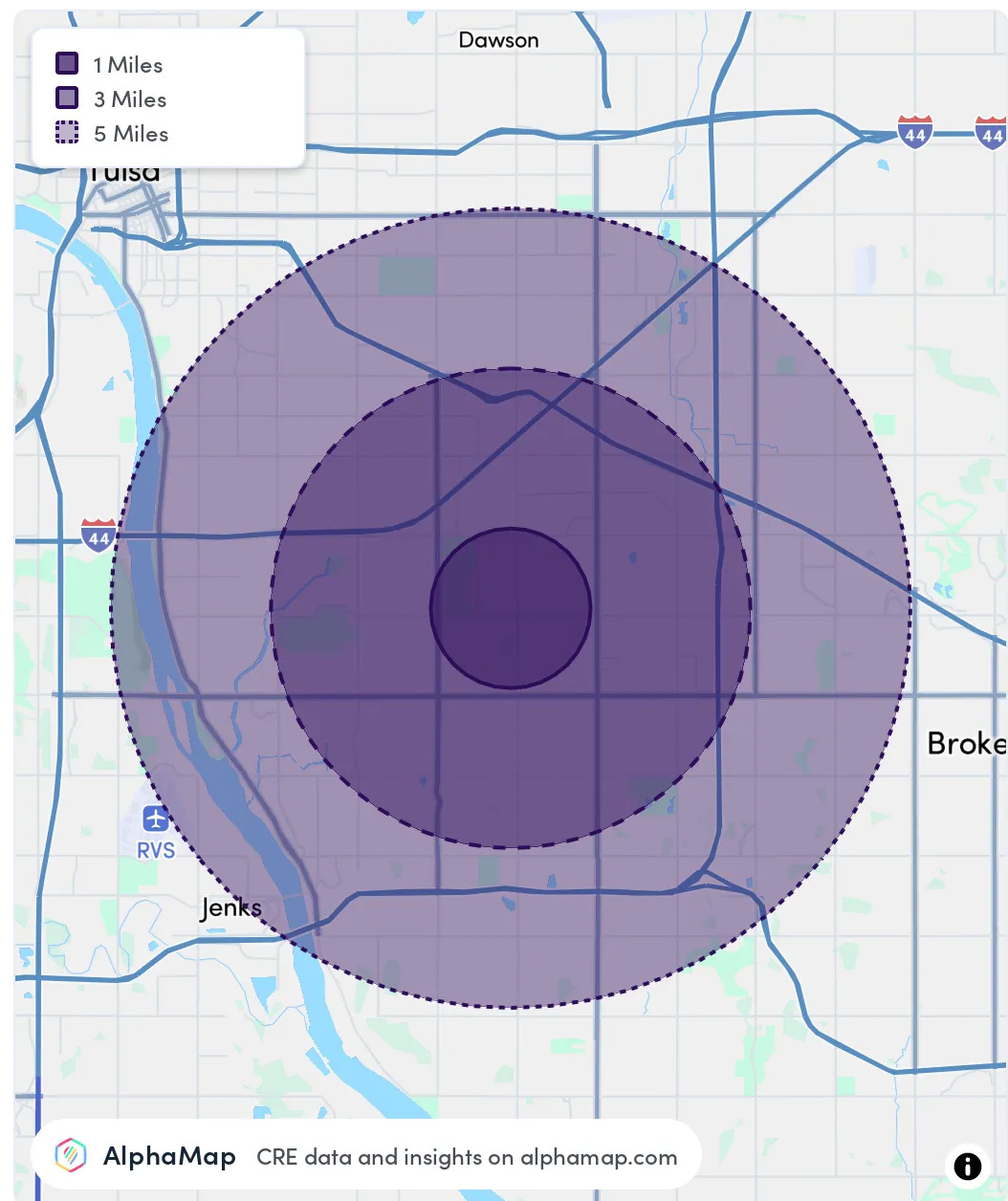
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,839	92,254	254,828
Average Age	47	42	40
Average Age (Male)	45	40	39
Average Age (Female)	48	43	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,917	41,346	110,687
Persons per HH	2.3	2.2	2.3
Average HH Income	\$102,019	\$93,342	\$92,398
Average House Value	\$269,071	\$277,983	\$278,588
Per Capita Income	\$44,356	\$42,428	\$40,173

Map and demographics data derived from AlphaMap



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,061 - 5,586 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6010 S Sheridan	Available	3,061 SF	NNN	Negotiable	-
6044 S Sheridan	Available	5,586 SF	NNN	\$12.00 SF/yr	-

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