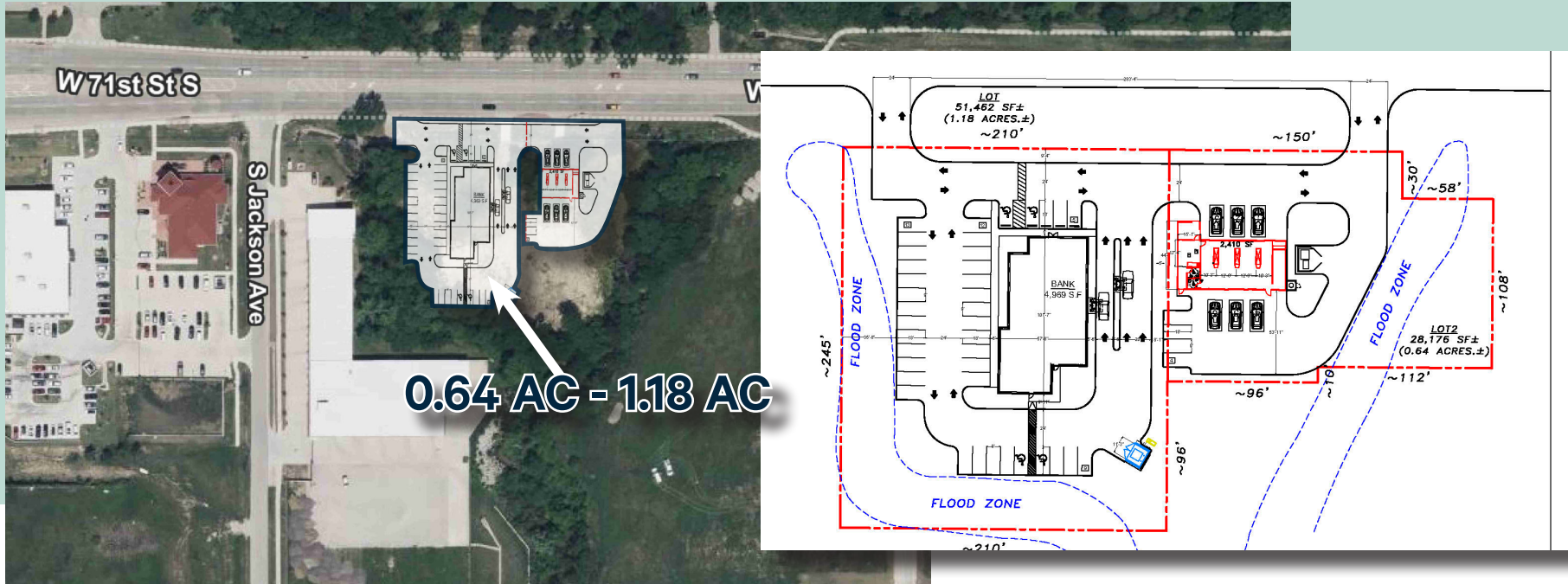


Retail Pads for Ground Lease or Build to Suit

CBRE

706 W 71st Street, Tulsa, OK 74132 | www.cbre.com/okcretail



0.64

Acre Pad

1.18

Acre Pad

Highlights:

- + **Prime Location:** Situated less than 1 mile east of US HWY-75
- + **Neighbors:** Tulsa Hills Shopping Center, Chick-fil-a, QuikTrip, Dutch Bros, REI and more
- + Significant visibility and high traffic counts
- + Contact broker for rate

DEMOGRAPHICS	1 Miles	3 Miles	5 Miles
2024 Population	2,435	56,262	134,211
2024 Households	1,068	24,592	58,215
2024 Average Household Income	\$114,979	\$66,018	\$89,967
2024 Businesses	318	3,067	9,376
2024 Employees	2,892	29,963	77,257

0.64 - 1.18 AC | Ground Lease or Build to Suit in Tulsa
706 W 71st Street, Tulsa, OK 74132

Ground Lease or Build to Suit



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