

COMMERCIAL PROPERTY FOR SALE

2007 - 2015 E. 11th St. - Tulsa, OK 74104

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- **2007 E. 11th St. ± 25,626 SF** (Source: Tulsa County Assessor)
Building is currently being used as an Automotive showroom/service facility. The Commercial High Intensity Zoning allows for a broad mix of commercial uses.

- Office - Showroom: 3,410 sf | 2nd Floor Office: 476 sf
- Total Office Space: ± 3,886 sf (Source: Tulsa County Assessor)
- Built 1970
- One 12' x 12' grade level door
- One 17' x 12' grade level door
- 10' - 14' to 16' clear height

- **2015 E. 11th St. ± 1,200 SF** (Source: Tulsa County Assessor)

- Built 1965
- Two 10' x 8' grade level doors
- 10' clear height

- **TOTAL BUILDING IMPROVEMENTS: ± 26,826 sf**

- Site: ± 62,120 SF / ± 1.43 Acres (Source: Tulsa County Assessor)
- Site is Fenced
- Concrete-paved Parking (60 Spaces)

- **ZONING: CH (Commercial High Intensity)**



DOUG BAUER, CCIM
Office: 918-665-1210



7,143 Vehicles per day - E. 11th St.
11,789 Vehicles per day - S. Utica Ave.
11,667 Vehicles per day - S. Lewis Ave.

TRAFFIC COUNT - SOURCE INCOG 2024



	1 MILE	3 MILES	5 MILES
POPULATION	13,149	93,618	189,426
HOUSEHOLDS	5,443	40,631	82,204
AVERAGE HH INCOME	\$86,160	\$110,538	\$97,585

DEMOGRAPHICS - SOURCE ESRI 2025

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"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

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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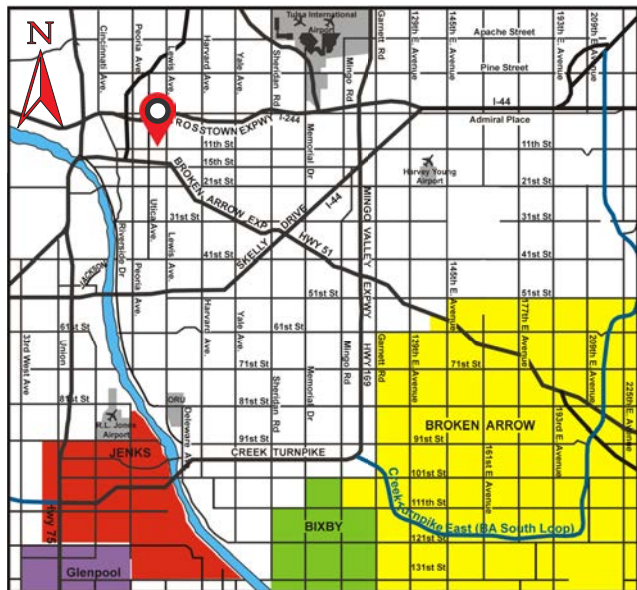
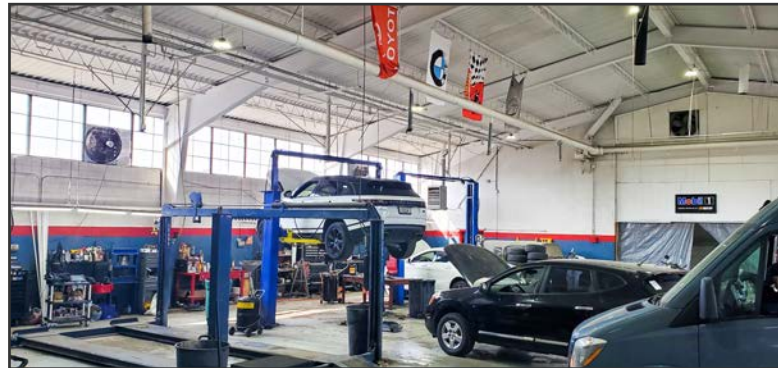
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www.bauertulsa.com

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Greater Tulsa Area Map

- EL RANCHO GRANDE MEXICAN FOOD
- RENAISSANCE BREWING CO.
- EMPIRE SLICE SHOP PIZZA
- HOWDY BURGER
- RED LIGHT CHICKEN
- IKE'S CHILI
- TULSAN ATHLETIC CLUB



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