

# SKELLY DR. MIXED USE CENTER - 1ST FLOOR SPACE FOR LEASE

5154 E SKELLY DR. TULSA, OK 74165

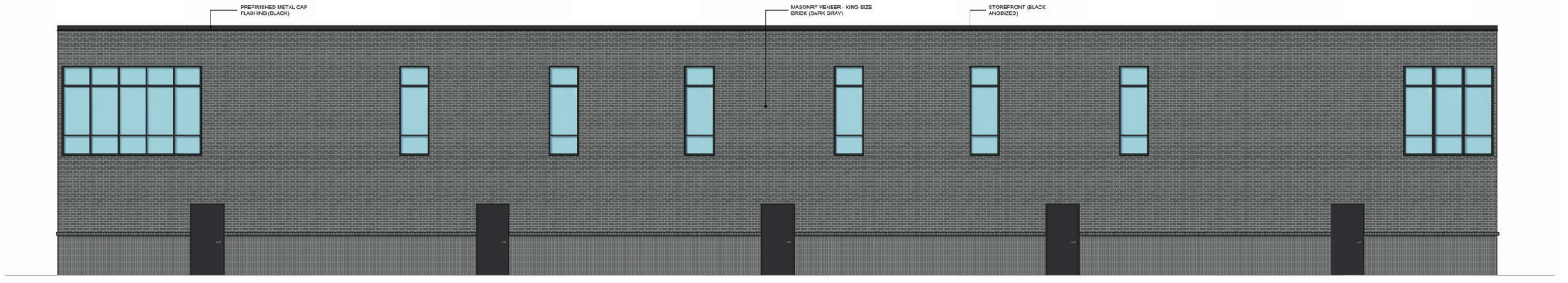


1 NORTH ELEVATION  
1/4" = 1'-0"



2 EAST ELEVATION  
1/4" = 1'-0"

3 WEST ELEVATION  
1/4" = 1'-0"



4 SOUTH ELEVATION  
1/4" = 1'-0"



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# PROPERTY OVERVIEW

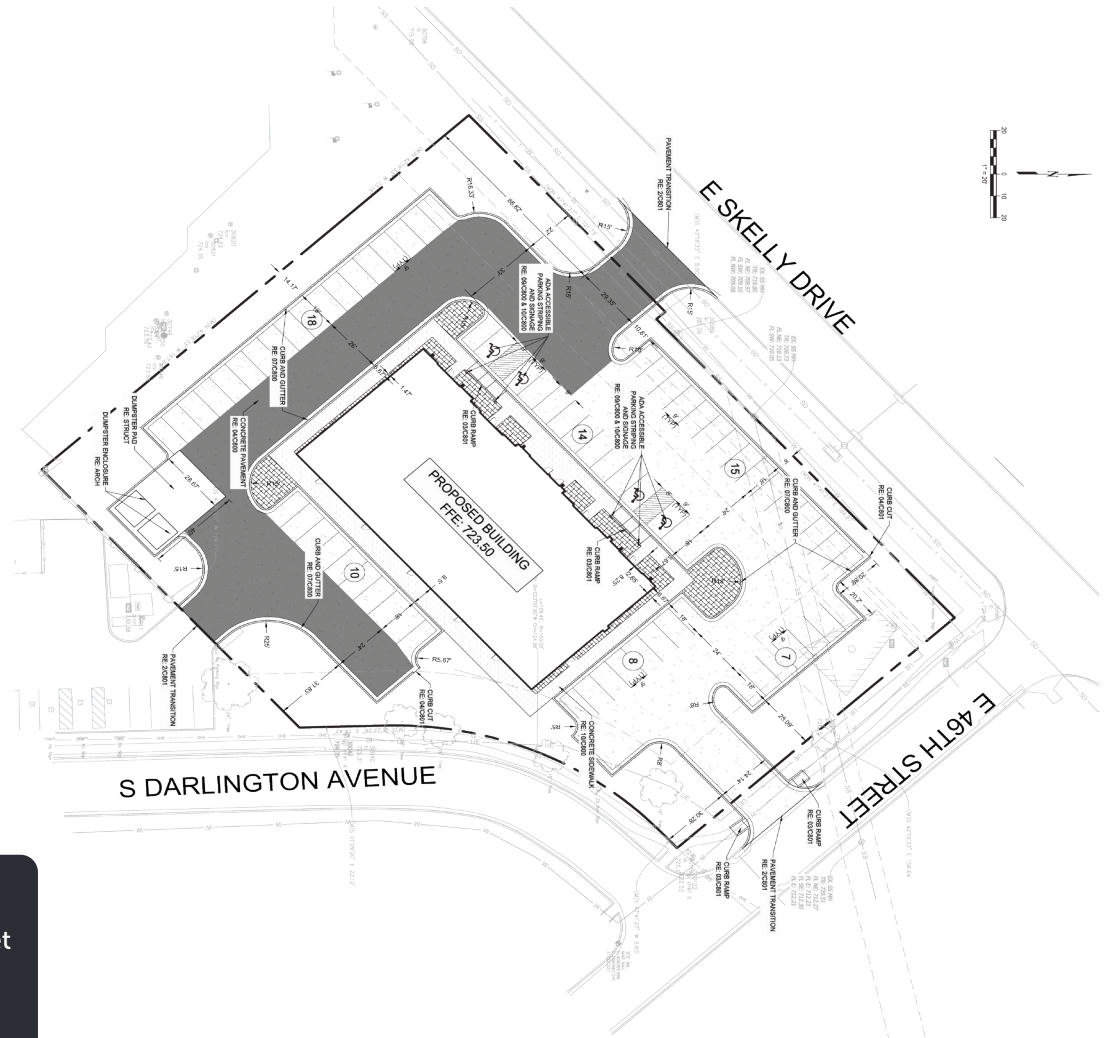
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## PROPERTY DETAILS

Lease Rate	Call For Pricing
NNN	Est. \$6.50/SF
Total	20,000 SF
Available	10,000 SF

## 2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	9,950	88,076	256,901
Households	4,571	40,753	113,216
Med. Household Income	\$79,113	\$85,737	\$80,111



**RETAIL USE SPACE FOR LEASE**  
Co-Tenants: Inspire Financial Group  
Parking Count: 54  
Completion Date: TBD  
US 281 Retail Center

**DELIVERY CONDITION:**  
Warm gray shell to include RTU set  
Electric panel set  
Slab poured  
5' leave-out  
Utilities stubbed

The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, tints, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.



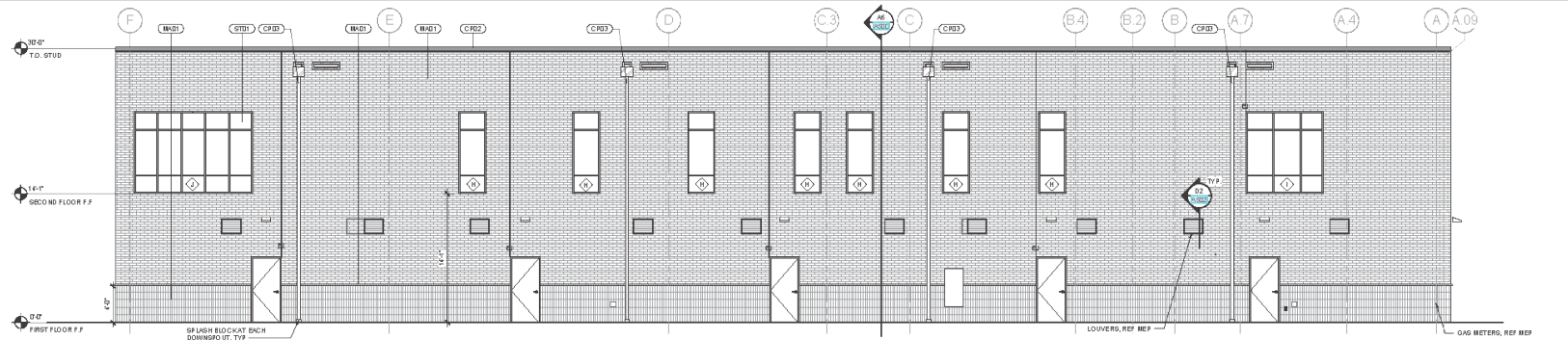
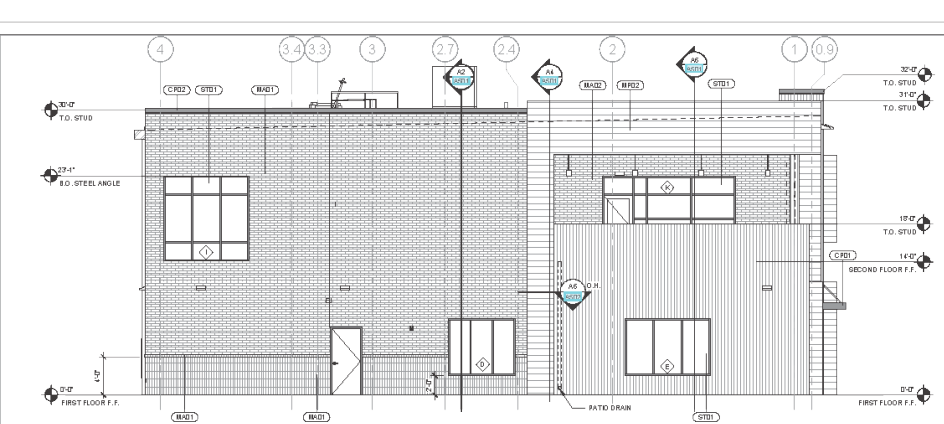
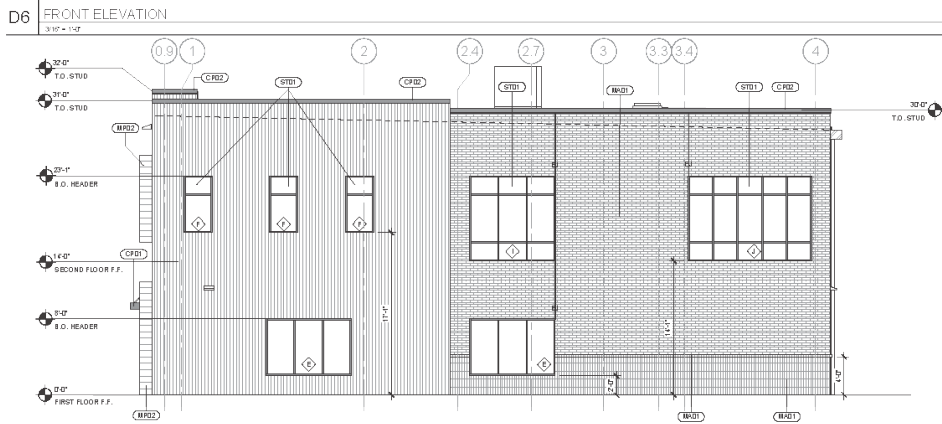
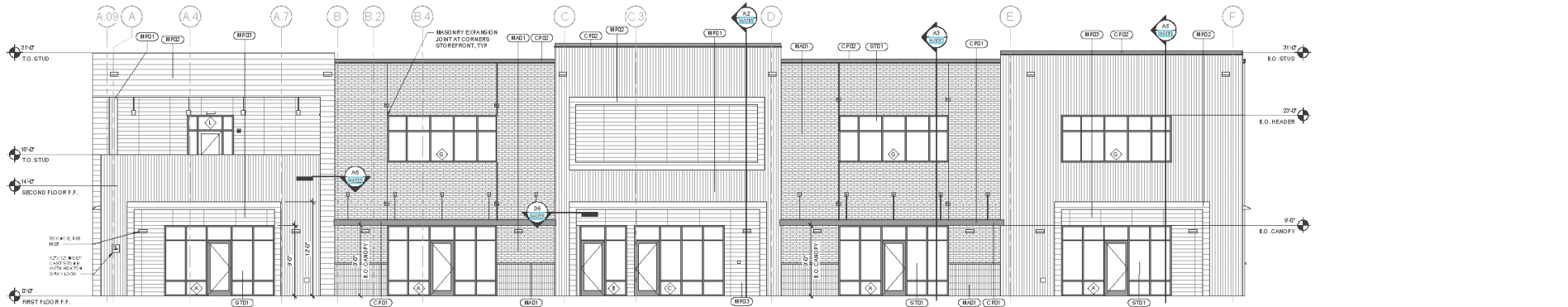
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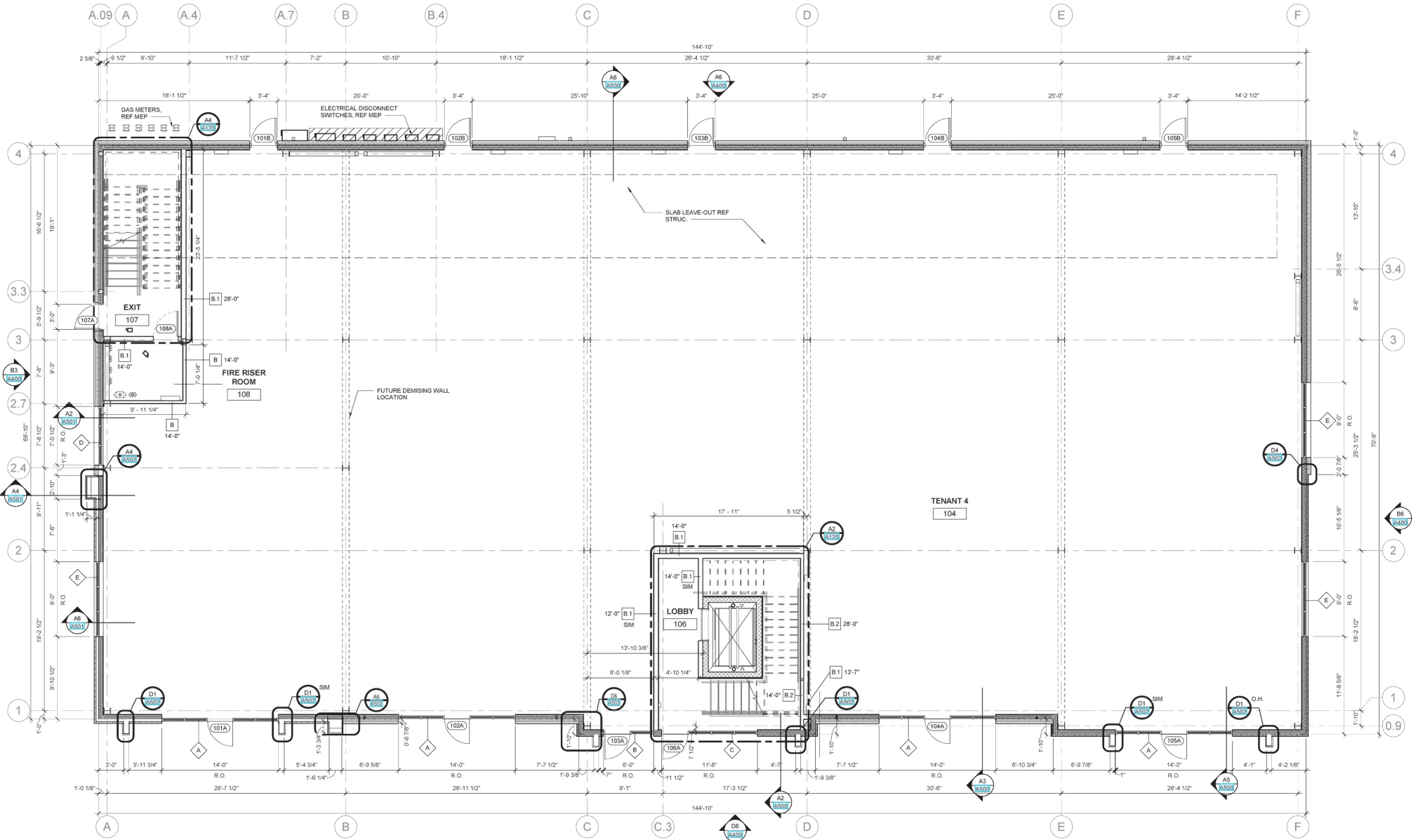
# SITE ELEVATIONS

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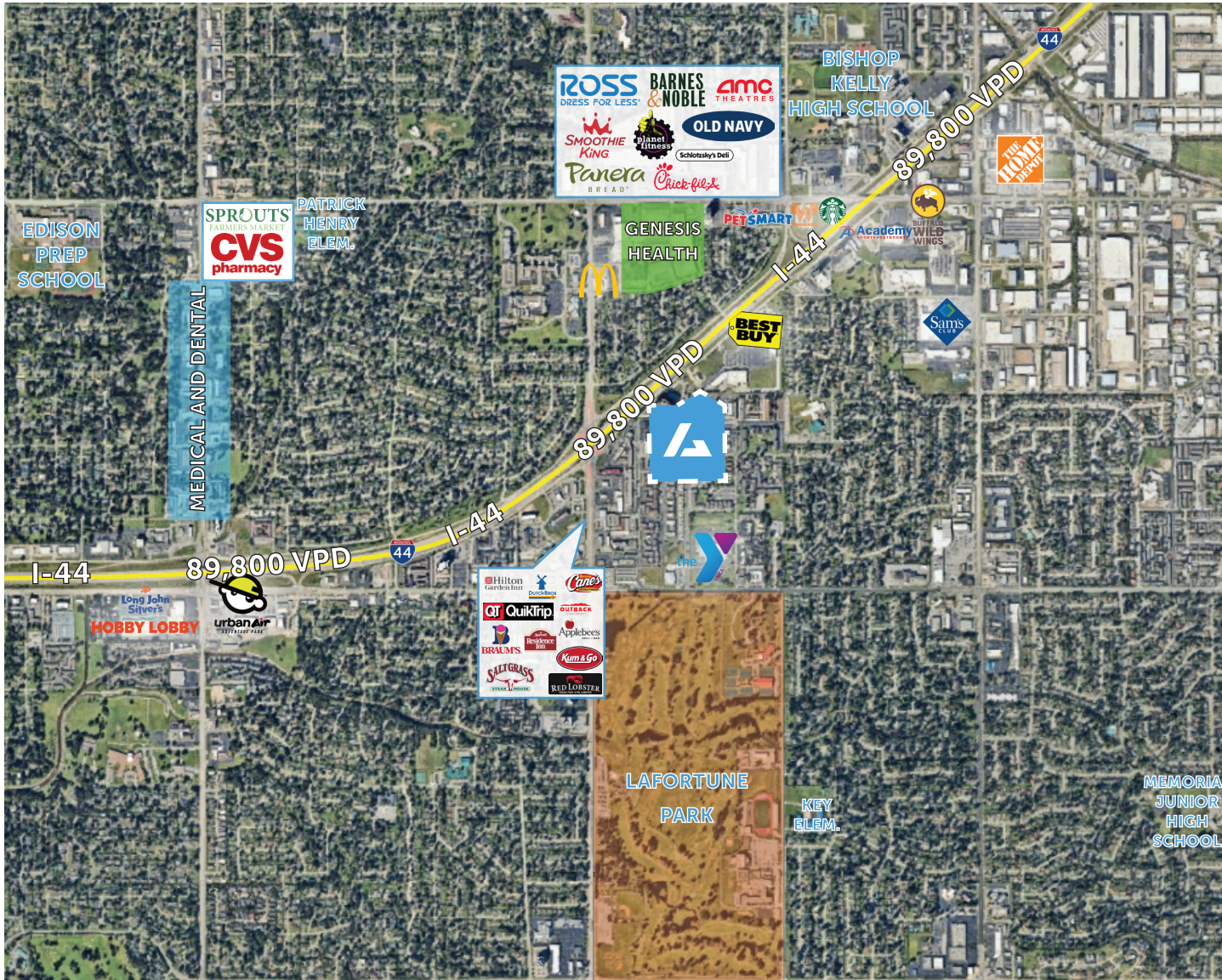
# FLOOR PLAN

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# MARKET OVERVIEW

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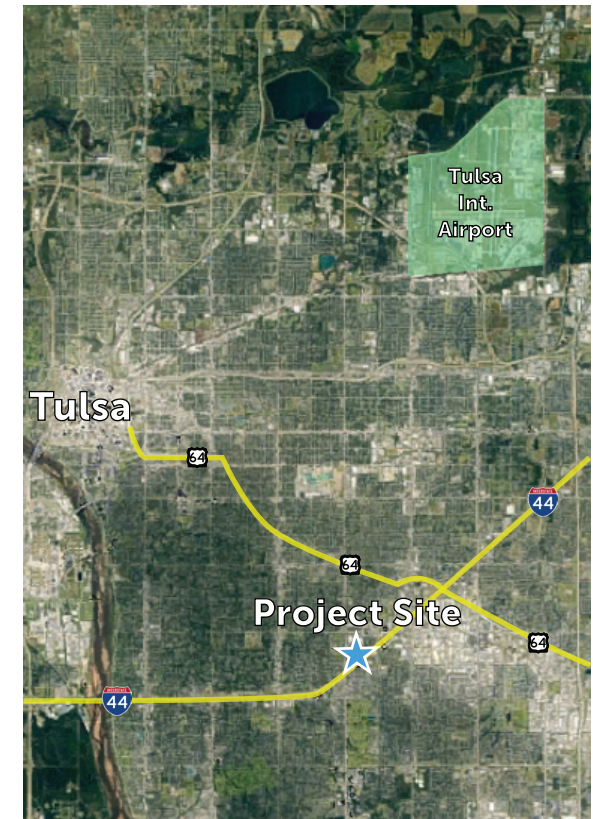


## AREA HIGHLIGHTS

- Corner of 46th St & Skelly Dr
- Frontage on I-44
- Adjacent to Meridian Tower

## TRAFFIC COUNTS

I-44 - 89,800 VPD



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