

**9477 N Ridgeway St
Tulsa, OK 74131**

STNL Industrial Investment located within a Federal Opportunity Zone

DO NOT DISTURB TENANT

The subject is an existing two building, crane-served industrial property that contains 16,135 square feet of gross building area. The improvements were constructed in 2008 and are 100% occupied.

Approximately 5-year lease term remaining with two (2) five (5) yr options. The subject has a gross site area of 5.12 acres or 222,983 square feet. Site improvements include fenced gravel-paved yard.

Its strategic location ensures seamless connectivity to major highways and the Tulsa Port of Catoosa, enhancing logistical efficiency.



SALE

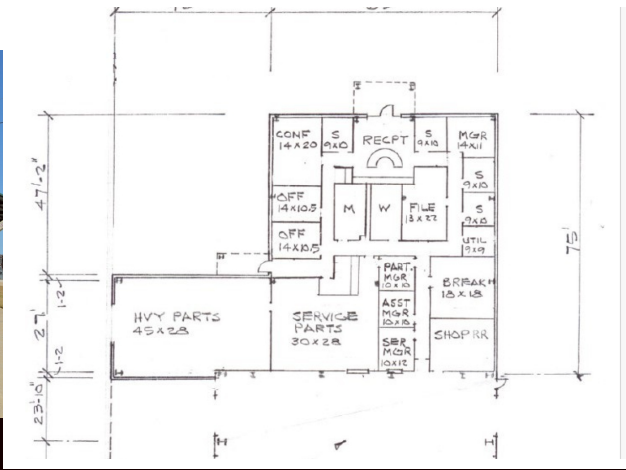
**PURCHASE PRICE:
\$2,595,000.00**

**Land Size: 5.12 Acres
Property Size: 16,135 Sq. Ft.
Year Built: 2008**

Contact:
(918) 810-2873

**DAVID PARRISH
CCIM**

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Property Available

(918) 810-2873

KEY FACTS

- 18,129 Population
- 40.6 Median Age
- 2.5 Average Household Size
- 6,988 2020 Total Households

EDUCATION

- 6.5% No High School Diploma
- 6.17% High School Graduate
- 20.01% Some College
- 17.67% Bachelors/ Grad

BUSINESS

- 906 Total Businesses
- 10,582 Total Employees

EMPLOYMENT

- 1,631 Manufacturing Employees
- 1,517 Retail Trade Employees
- 563 Eating & Drinking Employees
- 676 Finance/Ins/Real Estate Emp
- 3.2% Unemployment Rate

INCOME

- \$60,317 Median Household Income
- \$33,414 Per Capita Income

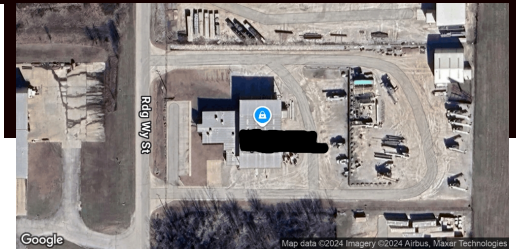
Households by Income

The largest group: \$50,000 - \$74,999 (21.5%)

The smallest group: \$200,000+ (6.09%)

Indicator	Value(%)
< \$15,000	10.51
\$15,000 - \$24,999	8.84
\$25,000 - \$34,999	6.23
\$35,000 - \$49,999	13.32
\$50,000 - \$74,999	21.5
\$75,000 - \$99,999	12.89
\$100,000 - \$149,999	14.28
\$150,000 - \$199,999	6.34
\$200,000+	6.09

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