

COMMERCIAL PROPERTY FOR SALE

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



- **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)
 Building is leased to a cannabis dispensary through June 30, 2028.
 - 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



Traffic Count

INCOG 2024

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



2024 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	12,546	92,358	187,159
Households	5,177	40,055	81,197
Average HH Income	\$86,959	\$104,466	\$95,237

BAUER & ASSOCIATES, REALTORS®

"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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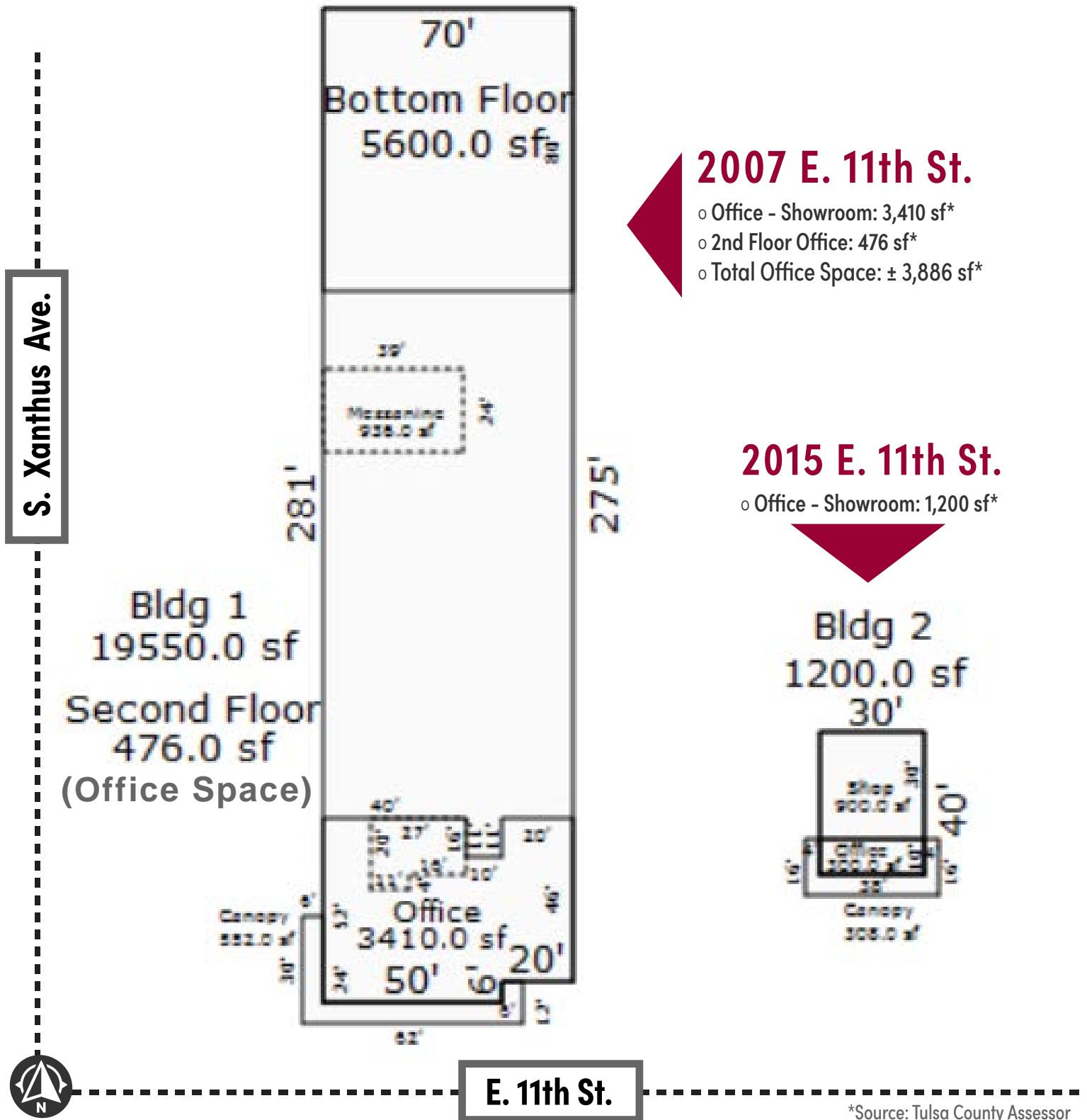
www.bauertulsa.com

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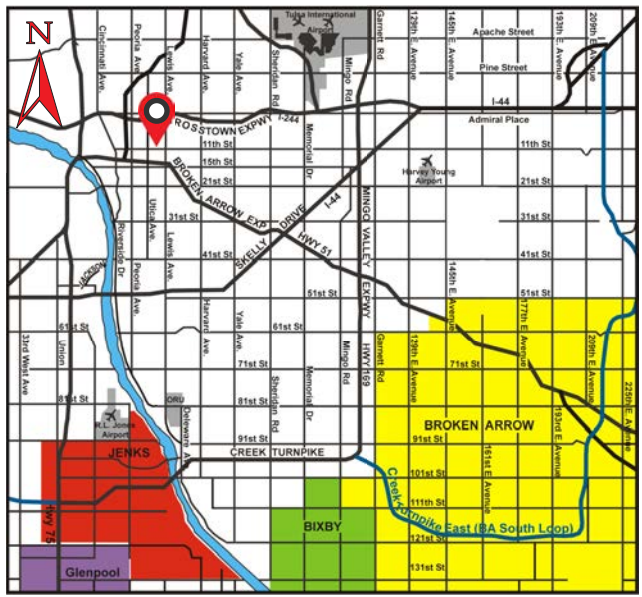
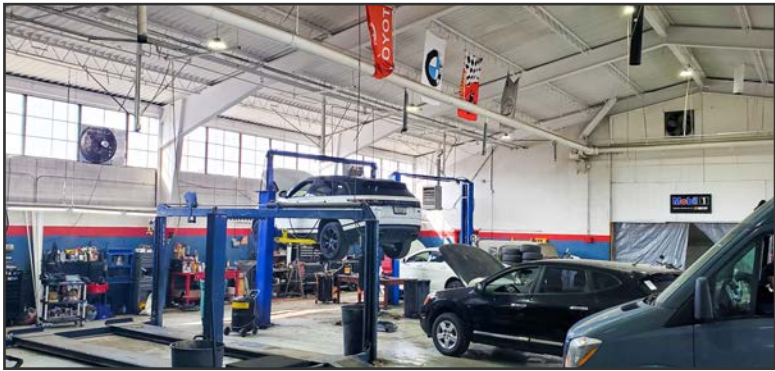
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Greater Tulsa Area Map

NEARBY

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

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