

1120 E Charles Page Blvd

Sand Springs, OK 74063



PROPERTY HIGHLIGHTS

- Sublease opportunity with drive thru.
- Excellent visibility from Sand Springs Expy.
- Pylon Signage
- Located near Tulsa Technical College Sand Springs campus.
- Nearby national retailers include Walmart Supercenter, Starbucks, Atwoods, Quiktrip, Chick-fil-a, Tropical Smoothie and more.
- Restaurant equipment may be included.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,310 SF
Lot Size:	40,422 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,523	8,825	19,473
Total Population	3,823	22,566	49,304
Average HH Income	\$75,684	\$77,097	\$73,822

TRAFFIC COUNTS

Sand Springs Expy	35,512 vpd ('22)
E 16th St	10,973 vpd ('22)
Charles Page Blvd	6,754 vpd ('22)

Vicki Patterson, CCIM

918.519.6731
vpatterson@wigginprop.com

Grant Stewart, CCIM

918.645.7679
gstewart@wigginprop.com

Retail Property For Lease

1120 E Charles Page Blvd

Sand Springs, OK 74063

WIGGIN
PROPERTIES, LLC



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

Vicki Patterson, CCIM **Grant Stewart, CCIM**

918.519.6731 918.645.7679
vpatterson@wiginprop.com gstewart@wiginprop.com

Wiggin Properties LLC | 5801 N Broadway, Ste 120, Oklahoma City, OK 73118 | wiginprop.com

This material is provided for information purposes only. It is from sources believed to be reliable. However, Wiggin Properties makes no warranties or representations, expressed or implied, as to the accuracy or sufficiency of the information. It is presented subject to errors, omissions, changes or withdrawal without notice. Square footage is provided by the local County Assessor or the Owner. Photos and graphics with copyrights by Costar, Google, Wiggin Properties and independent contractors are used with permission.