

5625 S 59TH W AVE


TULSA, OKLAHOMA 74107

**SUBLEASE
OPPORTUNITY**



PROPERTY HIGHLIGHTS

- +/- 5,500 SF Warehouse/Office (Vacant)
- +/- 5000 SF Warehouse +/- 500 SF Office
- +/- 0.5 Acres
- IL Zoning
- Parcel ID: 56625-92-20-01410
- 20' FT Ceilings, Fully Fenced Yard
- \$8.51 PSF NNN, 2.5% annual increase in December, NNN are \$0.75
- Sublease opportunity through 11/30/2026

 1.5 Miles to Expy 344

 1.0 Miles to I-44

 8.5 Miles to Tulsa

DEMOGRAPHIC SNAPSHOT (2024)



POPULATION

1 Mile	1,294
3 Mile	23,449
5 Mile	74,401



AVG HH INCOME

1 Mile	\$76,383
3 Mile	\$83,755
5 Mile	\$81,929



HOUSEHOLDS

1 Mile	457
3 Mile	9,105
5 Mile	30,714



CONTACT INFORMATION

WHITNEY FREEBURN

whitney@flowerscapitalholdings.com
(704) 201-0140

FLOWERS
CAPITAL HOLDINGS