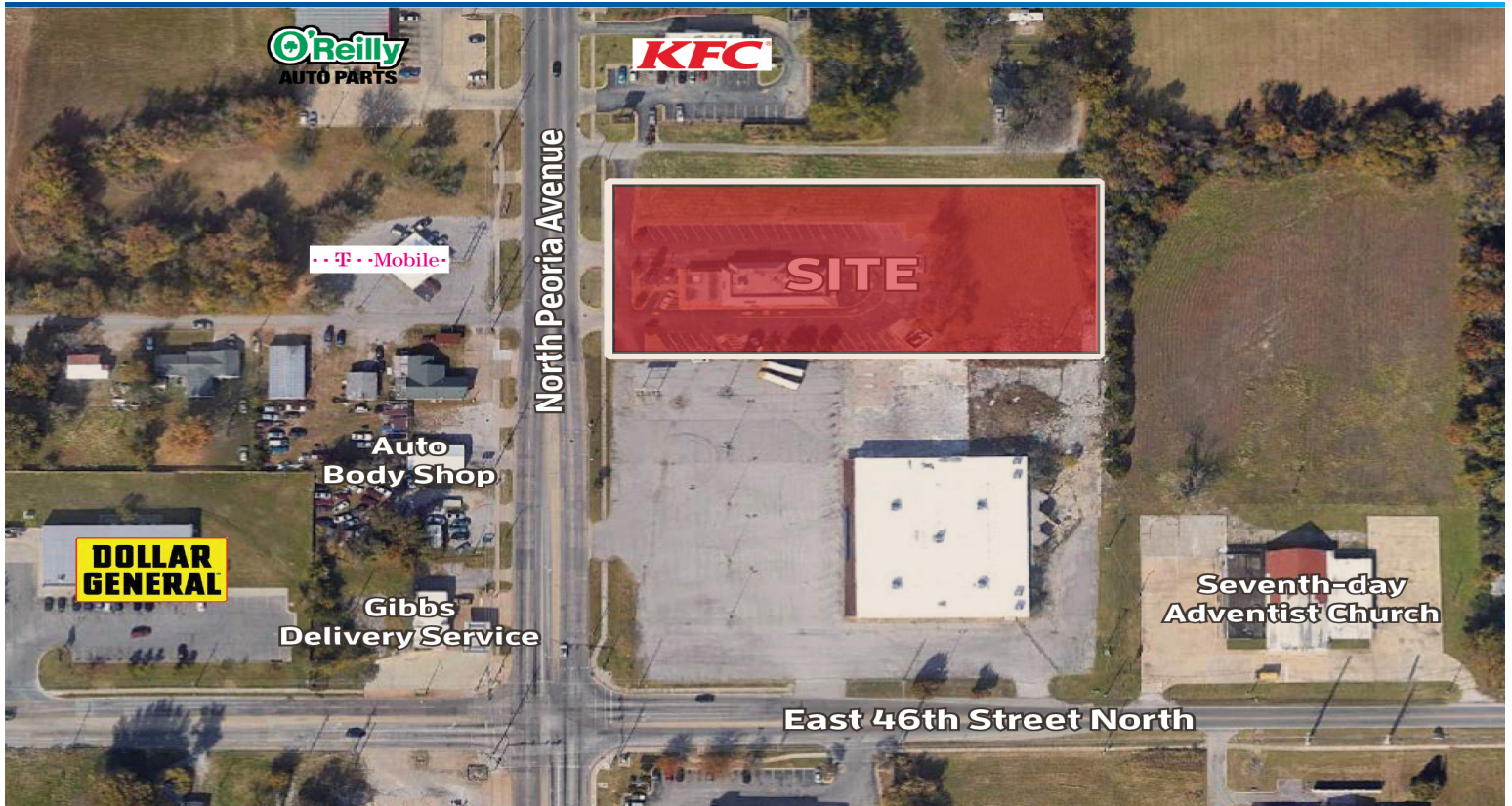


For Sale or Lease

Retail Pad Site

4641 N Peoria Ave, Tulsa, OK 74126

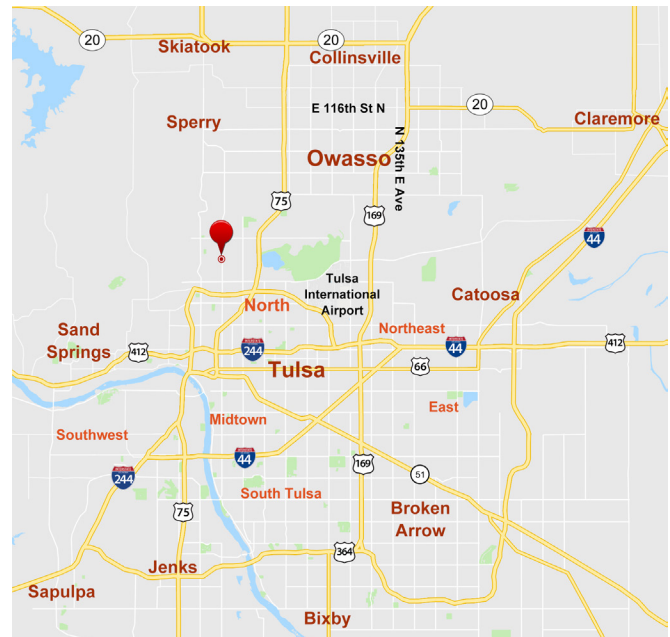
WIGGIN
PROPERTIES, LLC
40 YEARS STRONG



Located just north of the signalized hard corner of 46th Street North and Peoria Avenue, this property provides a great opportunity for retail users with larger footprints that require arterial frontage. Ideal location for a fast food establishment, sit down restaurant, or free standing retailer.

Property Features

- ±2.05 Acres
- Partially Paved
- Zoned CS
- ±163' Frontage on North Peoria Avenue
- All utilities to the site
- Nearby retailers include: Dollar General, Dollar Tree, KFC, Church's Chicken, Taco Palace, O'Reilly Auto Parts, AutoZone, Walgreens, Subway and T-Mobile
- Building has been razed



Call John Watchous 918.991.8519 or Shawna Hale 918.282.8664

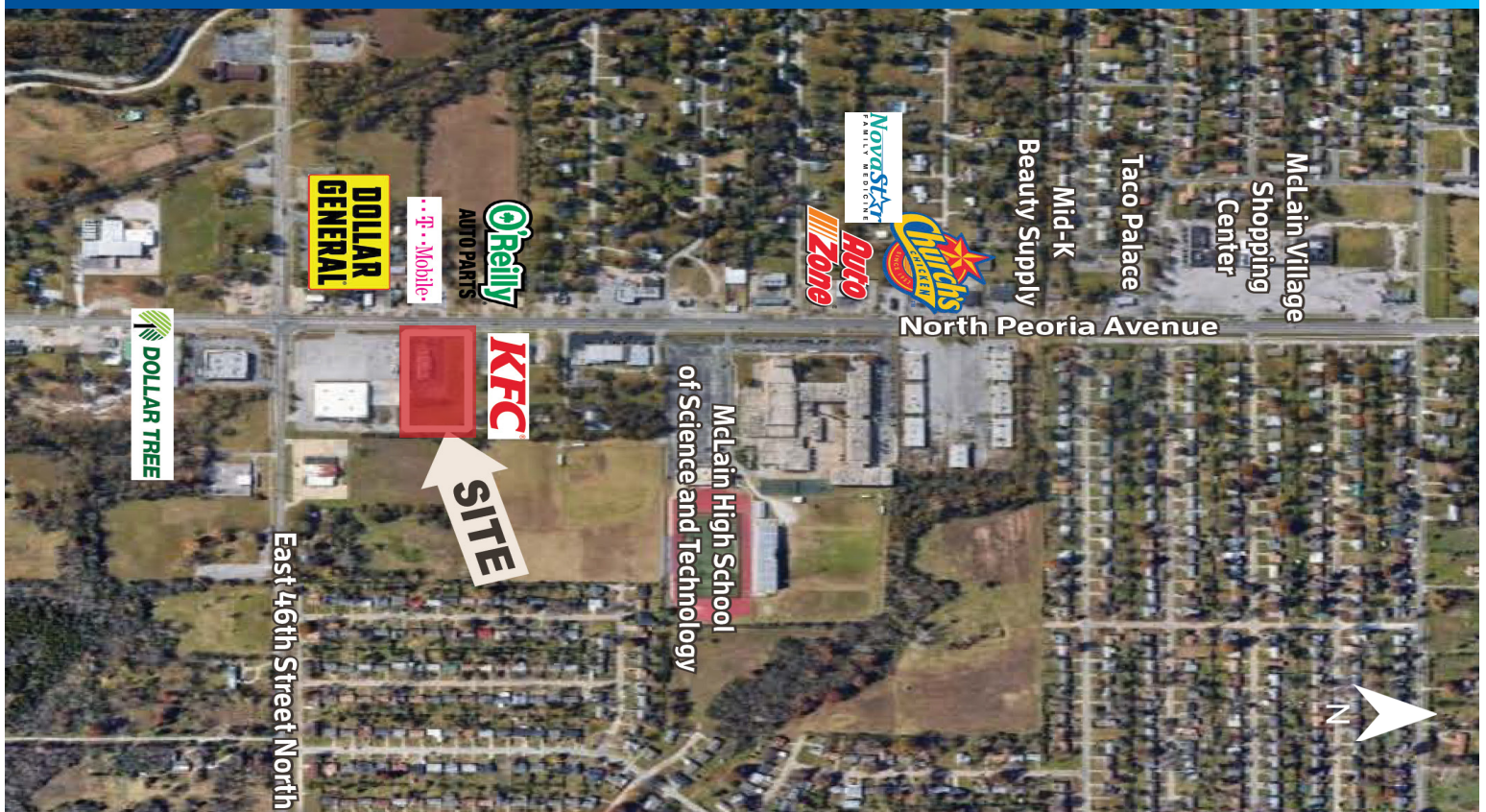
jwatchous@wiginprop.com | shale@wiginprop.com

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Traffic Counts

North Peoria Ave	15,147	2022
N 13th E Ave	14,059	2022
E 46th St N	7,200	2019

2024	1 Mile	3 Miles	5 Miles
Population	7,090	29,101	76,070
Average HH Income	\$40,758	\$41,405	\$45,213
Daytime Employees	864	5,832	44,090

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