

FOR LEASE

6,928 SF Freestanding Retail Building

4461 South Sheridan Road, Tulsa, OK 74145



Property Highlights

- 6,928± SF (\$17.00/SF + NNN)
- Open Plan w/ (2) ADA Restrooms
- Built in 2007 (New Roof 2026)
- Retail Frontage at 46th & Sheridan Rd
- Corner Lot at Signalized Intersection
- 14' Clear Height (12' Drop Ceiling)
- 8' x 9' Grade Level Overhead Door
- (3) 5-ton HVAC Units
- Large Pylon Sign
- 35 Parking Spaces
- 27,401 Cars Per Day (AADT by INCOG)



COATES
Commercial Properties, LLC
www.coatesproperties.com

Patrick Coates, CCIM

O: (918) 610 - 0700

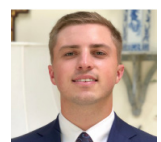
C: (918) 629 - 1914

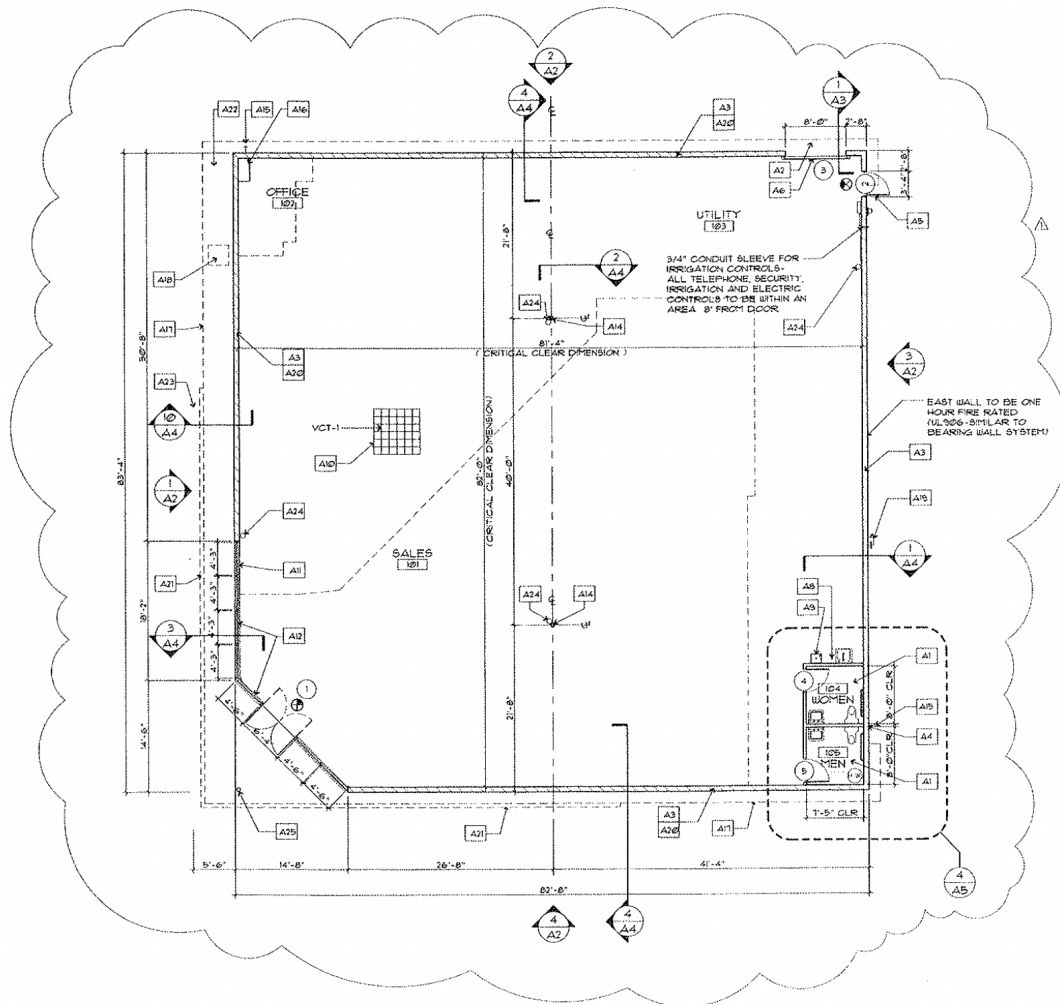
pcoates@coatesproperties.com

Ben Coates

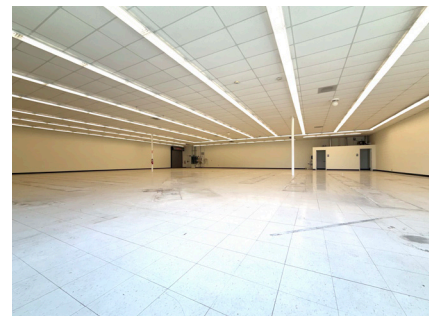
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FLOOR PLAN
1/8" = 1'-0"



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