

OFFICE/RETAIL SPACE FOR LEASE

10316 - 10400 E. 21st St., Tulsa, OK 74129

BAUER
& ASSOCIATES
REALTORS®



PROPERTY HIGHLIGHTS

- SPACES AVAILABLE:
 - #10400 (2,350 sf - 3,850 sf)
 - #10330 (800 sf)
- FRONTAGE ON HIGHWAY 169 & 21st STREET
- FLEXIBLE FLOOR PLAN WITH WAREHOUSE & OVERHEAD DOOR
- GREAT EXPOSURE TO AREA TRAFFIC



Traffic Count

INCOG 2022

19,542 Vehicles per day

E. 21st Street

122,274 Vehicles per day

Highway 169



2024 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	14,013	92,626	187,435
Households	5,166	35,403	75,644
Average HH Income	\$64,271	\$65,691	\$78,338

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“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.

SHEILA COOPER

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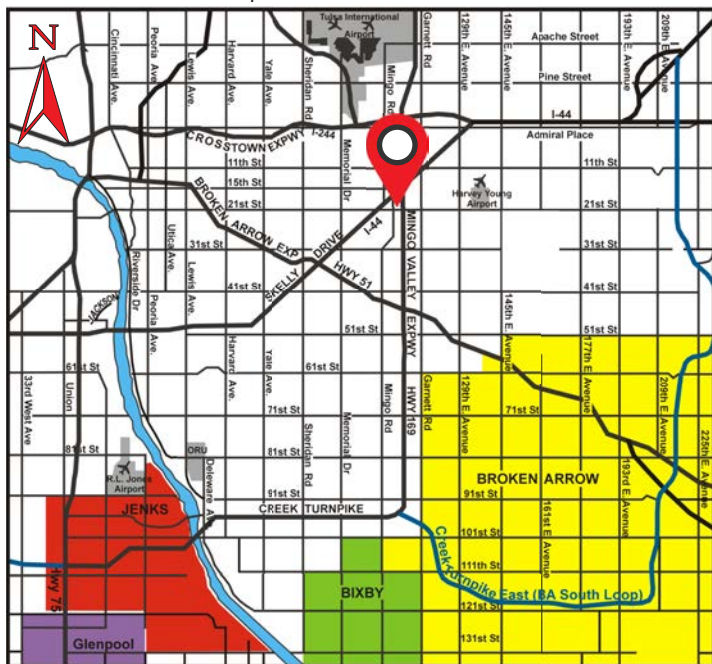
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Greater Tulsa Area Map



NEARBY BUSINESSES

- TULSA LOCK & KEY

- MOLLY MAID

- TACOS MI REY

- EL CHICO TEXMEX

- SUTHERLANDS

- FIESTA POOLS & SPAS

- ELLIOTT ELECTRIC SUPPLY

- MARINA ANIMAL CLINIC

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