

Tulsa Retail For Lease

10140 E. 71st Street, Tulsa, OK 74133

Property Summary



PROPERTY DESCRIPTION

Strongest and most dense retail corridor in N.E. Oklahoma. This space has excellent visibility from high-traffic 71st Street. High Visibility Location Immediately Off of Mingo Valley Expressway Highway 169. Growing Tulsa Trade Area - 237,223 Residents within a Five-Mile Radius

PROPERTY HIGHLIGHTS

- Highway 169 98,000 C.P.D.
- E. 71st Street 37,000 C.P.D.
- Current tenants are - Tropical Smoothie Café, Jersey Mikes Subs, Mariner Finance
- Lowe's Anchored Shops
- High Visibility end cap Available with 2,488 sqft

OFFERING SUMMARY	
Available SF:	1,250 - 2,488 SF
Building Size:	7,802 SF

SPACES	LEASE RATE (NNN)	SPACE SIZE
Space 103	\$20.00 SF/yr	1,250 SF
Space 106	\$34.00 SF/yr	2,488 SF

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Additional Photos



Tenant Overview

tropical CAFE

Atlanta, GA Private 1997 tropicalsmoothiecafe.com
 Headquarters Company Type Founded Website

"Born on the Beach" in 1997, Tropical Smoothie Cafe makes eating better easy with fresh, made-to-order smoothies, wraps, sandwiches and flatbreads, along with offering superfood, classic, indulgent, and supercharged smoothies with supplements that may be added to each smoothie. Tropical Smoothie Cafe has over 1,000 locations in the U.S. and 2,000 employees.

*Franchise: www.dynahq.com

MARINER FINANCE

Baltimore, MD Private 450+ marinerfinance.com
 Headquarters Company Type Branches Website

Mariner Finance is a Baltimore-based company. Superior customer service is the cornerstone of the business, priding themselves in delivering a variety of loans with an enhanced focus on exceptional service. They work with consumers to find options beneficial to their specific needs, gaining recognition as the community's consumer finance company of choice.

Jersey Mike's Subs

Manasquan, NJ Private 1956 jerseymikes.com
 Headquarters Company Type Founded Website

Jersey Mike's Subs provides customers with the freshest, highest quality sub sandwiches available, prepared right in front of them and served with energy and enthusiasm. The franchise has roughly 2,000 locations in the U.S., Canada, and Mexico, each location offering submarine sandwiches made to order, along with the popular topping option, "Mike's Way".

*Multi-Unit Franchisee

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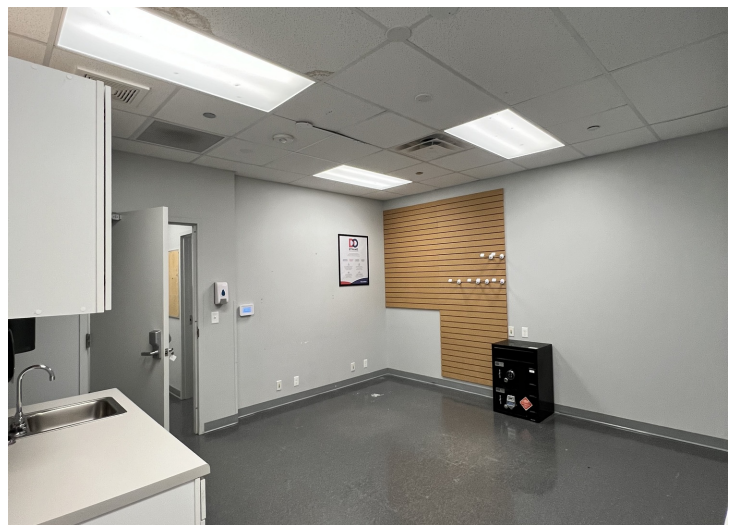
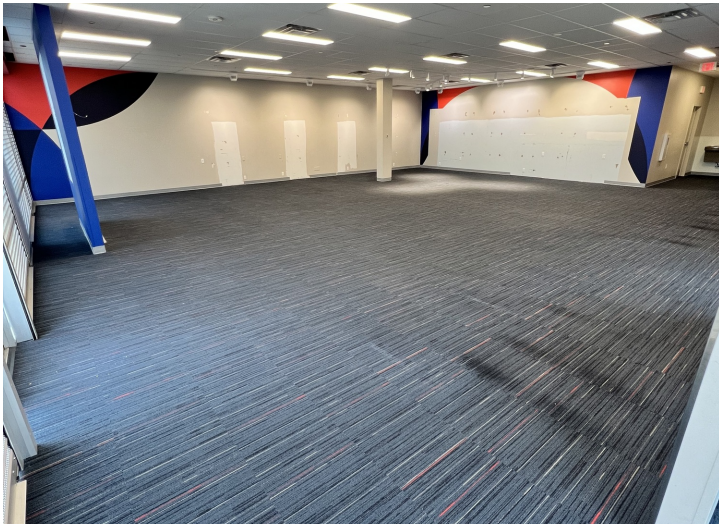
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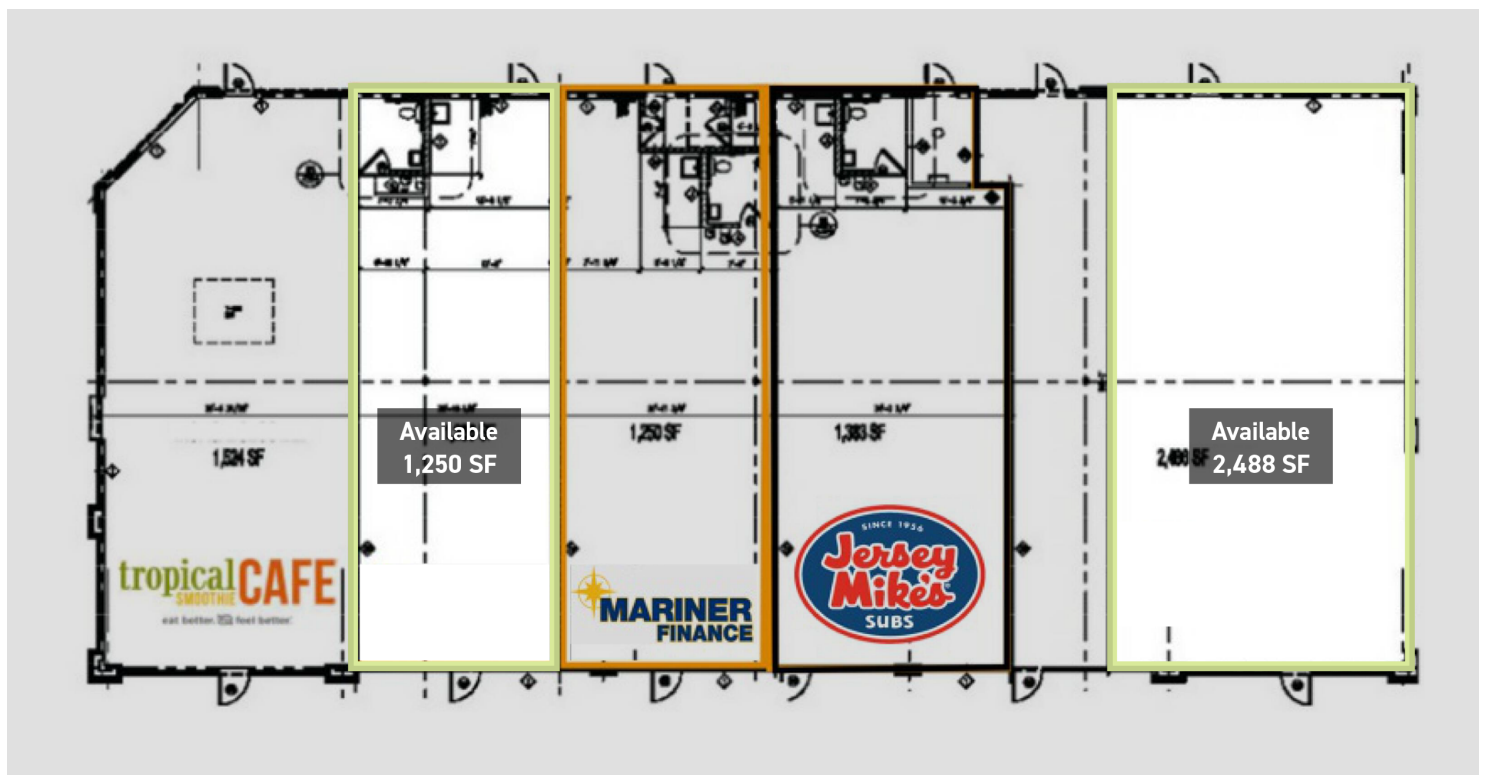
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Floor Plan



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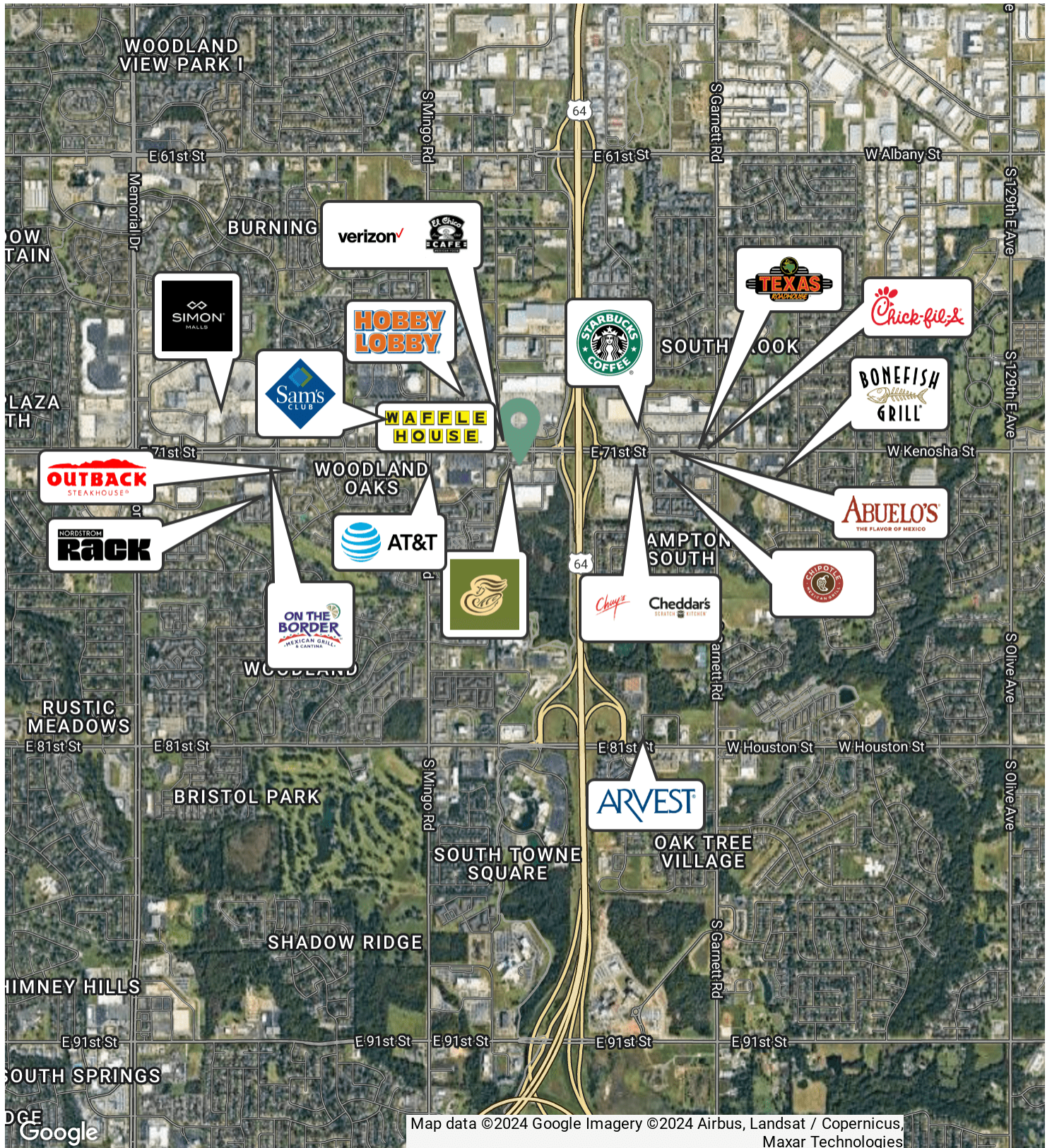
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Location Map



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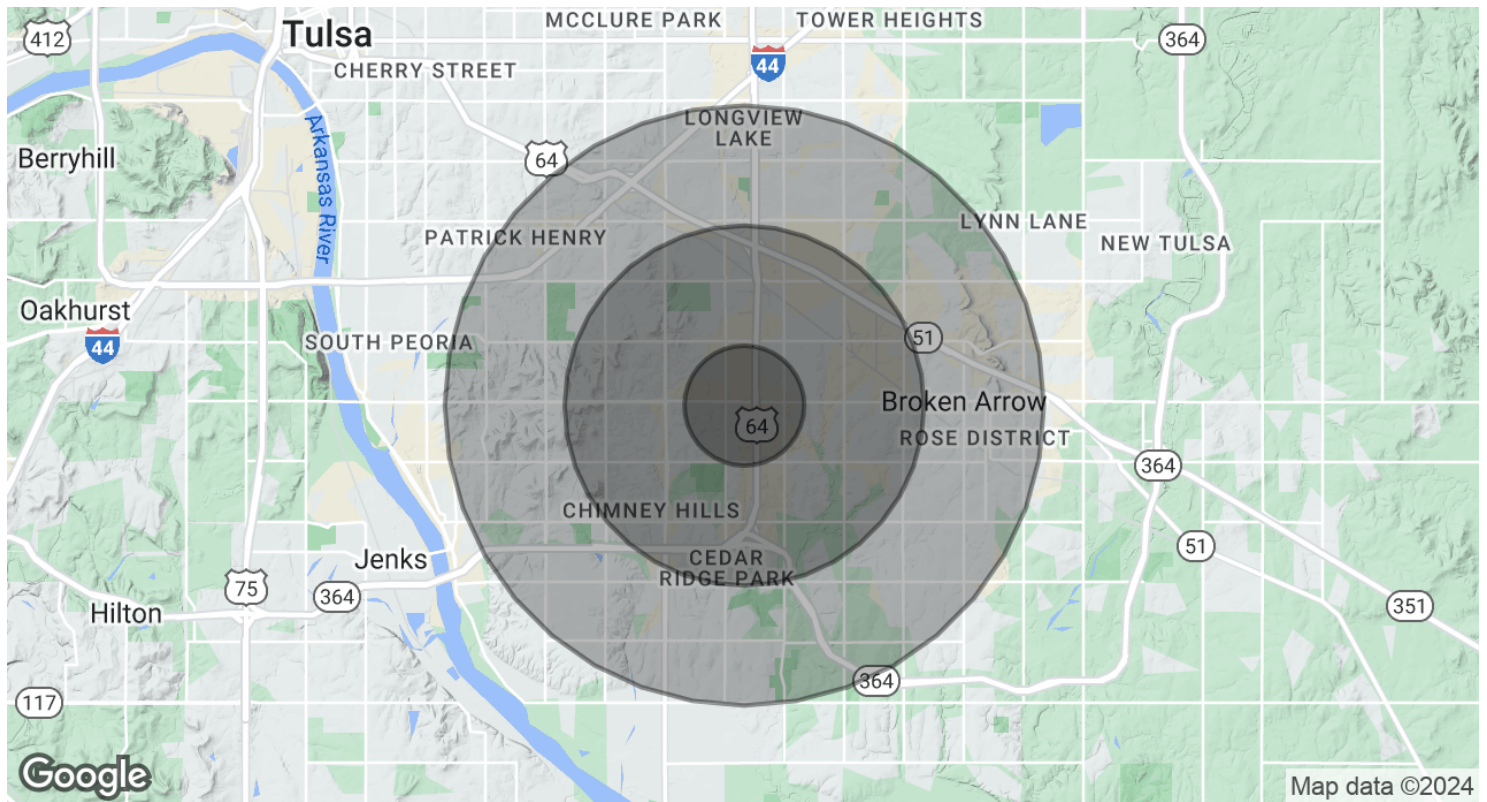
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,916	85,232	239,324
Average Age	37	40	40
Average Age (Male)	36	39	38
Average Age (Female)	39	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,763	35,802	96,379
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$79,102	\$97,872	\$98,948
Average House Value	\$211,143	\$252,119	\$276,330

Demographics data derived from AlphaMap

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