

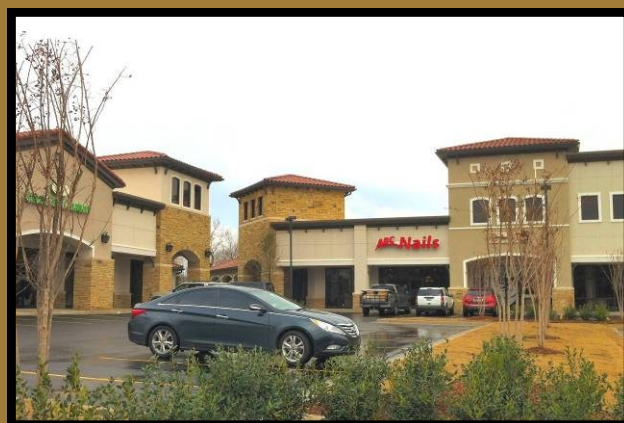
# Tuscana

ON YALE

NE/C 91st & South Yale Ave  
Tulsa, Oklahoma



*A distinguished location  
for Tulsa's finest restaurants,  
retailers and service providers!*



# Tuscana

ON YALE



## 2,347 SF End Cap Available

Northeast Corner 91st Street & South Yale Avenue  
Tulsa, Oklahoma



7060 S. Yale Ave., Ste. 900  
Tulsa, OK 74136  
918.481.8888  
www.walmancommercial.com

[www.tuscanaonyale.com](http://www.tuscanaonyale.com)

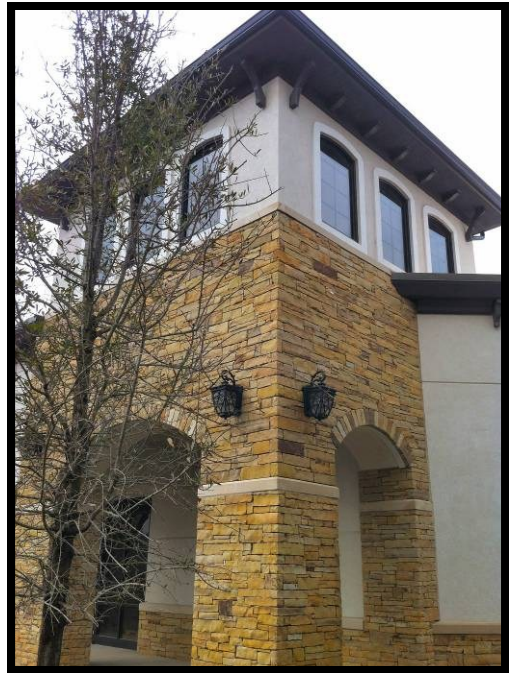
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## Site Features...

- 32,000 square feet quality, upscale retail & office development.
- Italian architectural design featuring custom wrought iron & wood elements
- Highest Average Household Income in Northeastern Oklahoma
- Class A office spaces above retail

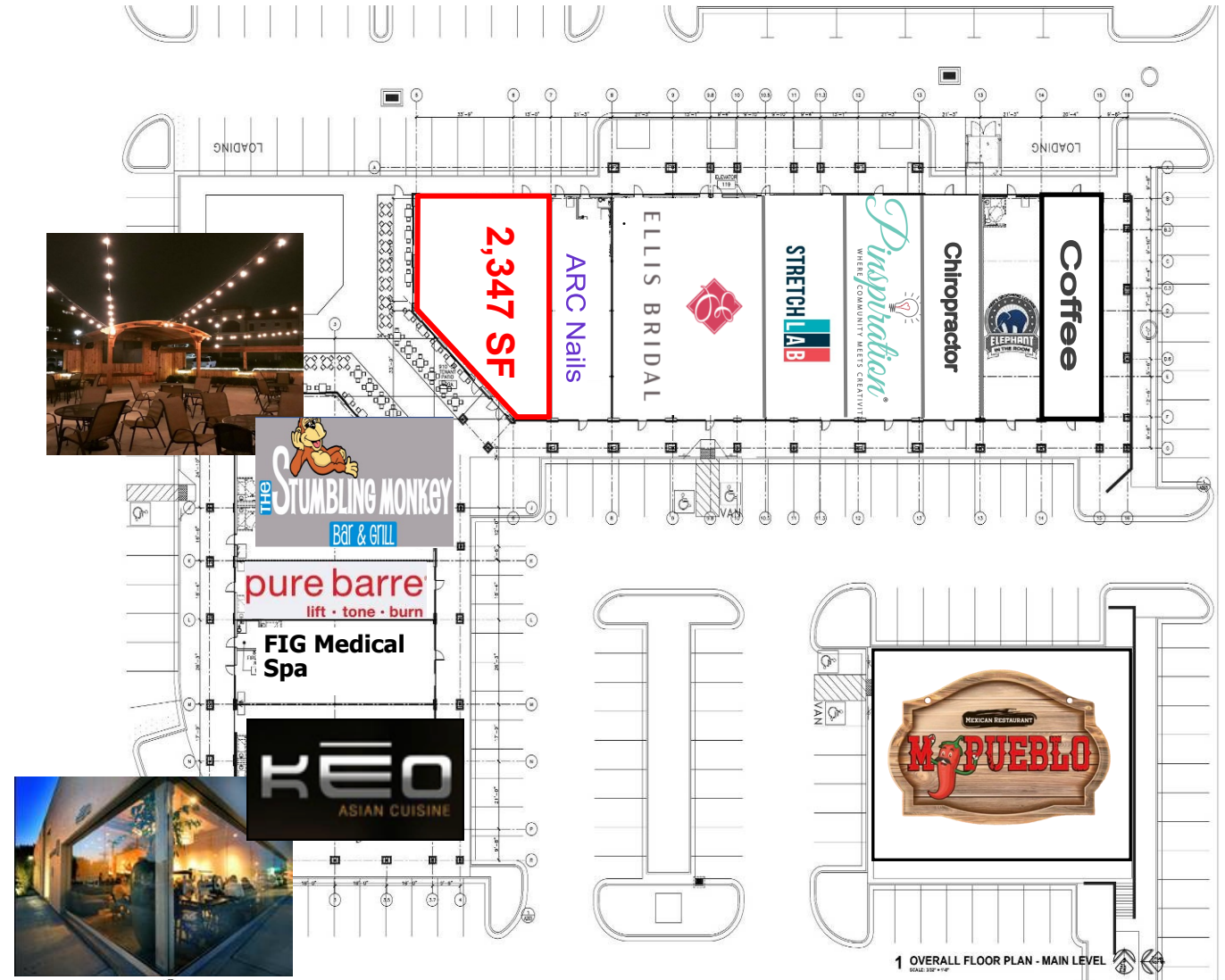
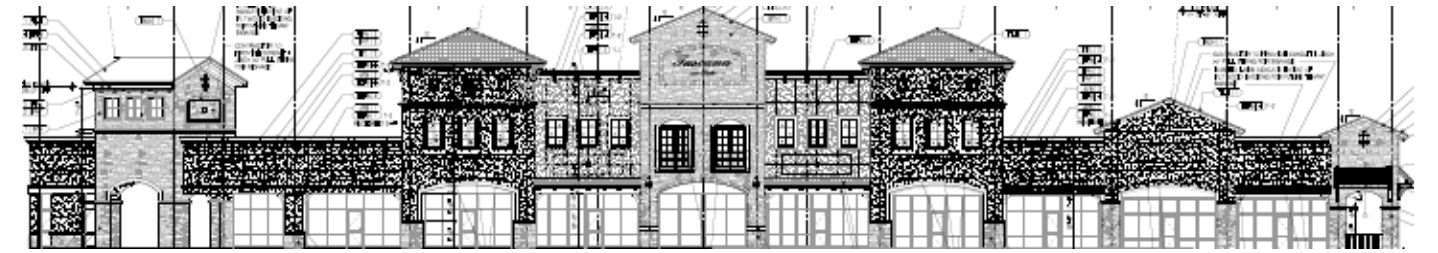
## Demographics:

	1 MI	3 MI	5 MI
Population	8,484	83,078	206,016
Households	3,525	34,351	86,069
Avg. HH Income	\$152,632	\$121,851	\$111,996

## Traffic Counts:

91st Street - 16,600 cpd  
S. Yale Avenue- 27,172 cpd

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