

Retail for Lease

# River Park Square

6821-6865 S Peoria Ave, Tulsa, OK 74136

**WIGGIN**  
PROPERTIES, LLC



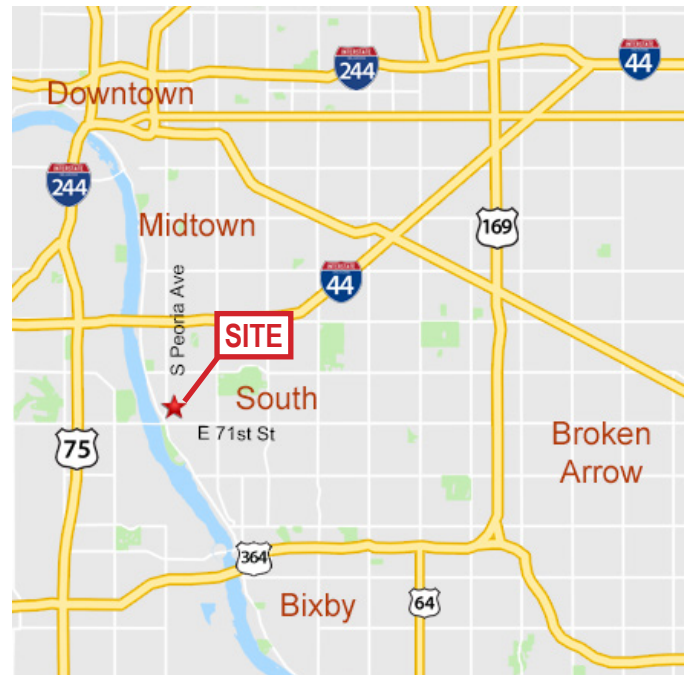
## Retail for Lease

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**Center Size:** 45,705 SF  
**Available SF:** 1,035- 3,521 ± SF  
**Rate:** \$10 - \$12 psf  
**Signage:** Pylon, Building  
**Traffic Counts:** 33,490 cpd ('22) - Riverside Dr  
29,766 cpd ('22) - E 71st St  
11,332 cpd ('22) - S Peoria Ave

### Highlights:

- High traffic corridor
- Anchored by Tom's Bicycles
- Conveniently located near walking trails, multiple retail outlets, food, entertainment, and minutes from The Gathering Place
- Nearby national retailers include Planet Fitness, Burger King, Popeyes, Wendy's, Braum's, Quiktrip, Taco Bell, Walmart Supercenter, and more



### Demographics

2023	<a href="#">1 mile</a>	<a href="#">3 miles</a>	<a href="#">5 miles</a>
Population	13,751	70,438	171,994
Average HH Income	\$49,869	\$82,549	\$96,295
Households	6,574	31,676	75,561

Call Vicki Patterson, CCIM or Erica Cunningham at : **918.935.2010**

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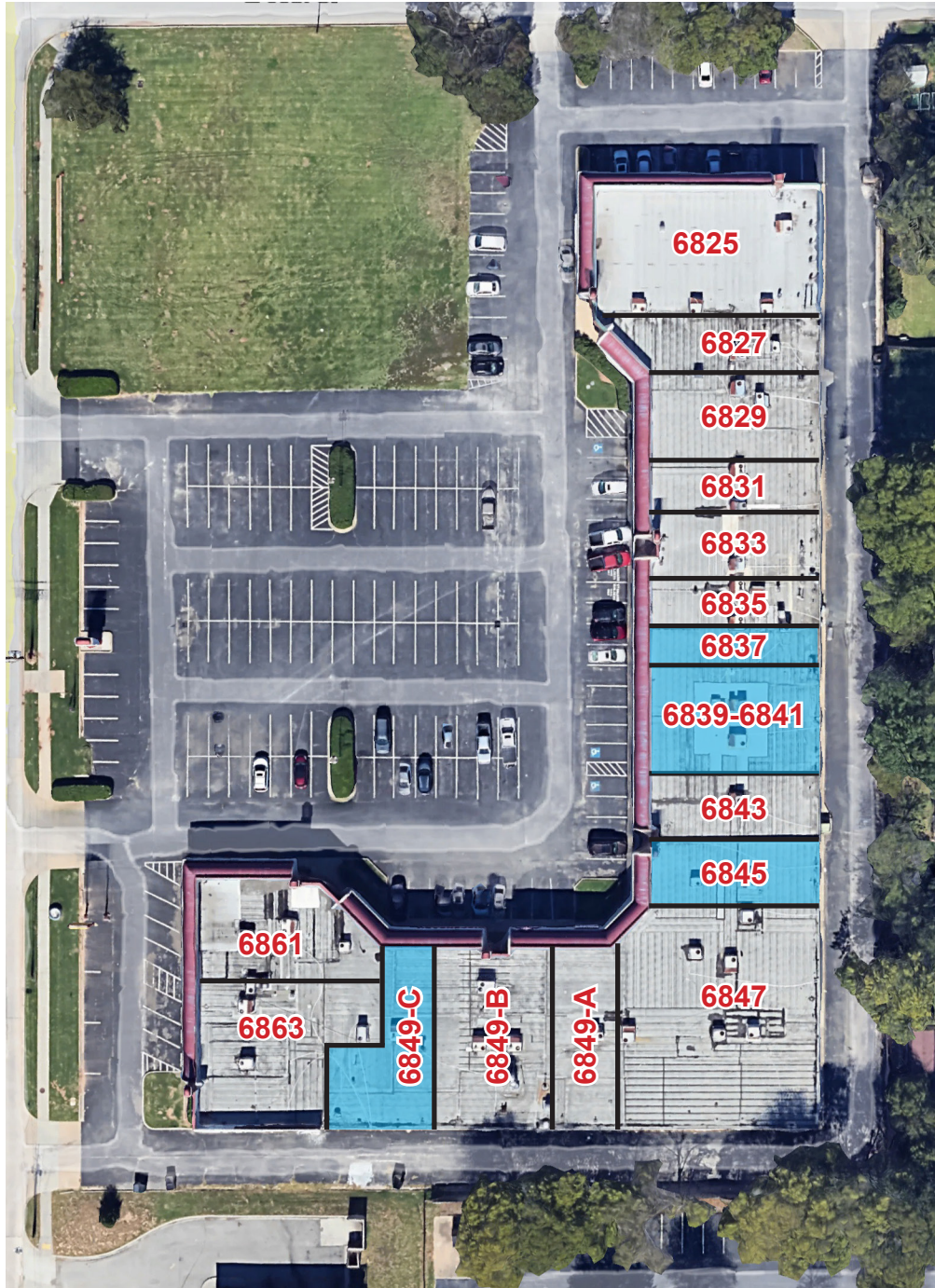


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- 6825 - Laundry Station II
- 6827 - El Mojado
- 6829 - Prime Time Nutrition
- 6831 - Forever Learning ABA
- 6833 - Standard Builders Supply of Tulsa
- 6835 - LD Asian Restaurant
- 6837 - VACANT - 1,035 sf
- 6839-3841 - VACANT - 3,521 sf
- 6843 - Yan Massage
- 6845 - VACANT - 2,100 sf
- 6847 - Gateway Int Church
- 6849-A - Sian Zuun Asian Market
- 6849-B - House of Fire
- 6849-C - VACANT -1,500 sf
- 6861 - Tom's Riverside Bicycles
- 6863 - Sweet Dreams Mattresses

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