

# Tulsa Retail for Sale

6735 N Peoria  
Ave, Tulsa, OK  
74126

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Sales Associate

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# Property Summary



## Property Highlights

- Former convenience store with existing structure & canopy
- Tanks removed
- Zoned CS (Commercial Shopping)
- Flat, usable site with excellent access
- High visibility with strong frontage
- Ideal for yard use or small business operation

## Ideal Use:

- Contractor yard
- Equipment / trailer storage
- Used auto sales
- Service-related businesses
- Small owner-user retail

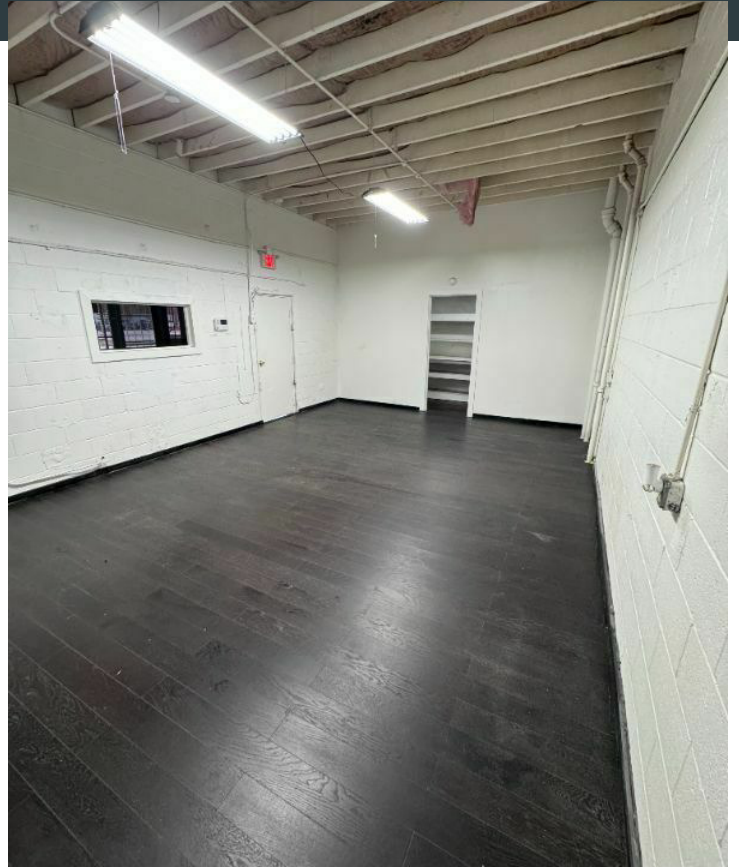
## Location Description

Freestanding building situated on 1.24 acres at a hard corner along N Peoria Ave. The property offers multiple points of access, strong frontage, and a functional existing structure suitable for a variety of commercial uses. Tanks have been removed, allowing for immediate occupancy or redevelopment. Affordable opportunity for an owner-user seeking land with improvements in North Tulsa.

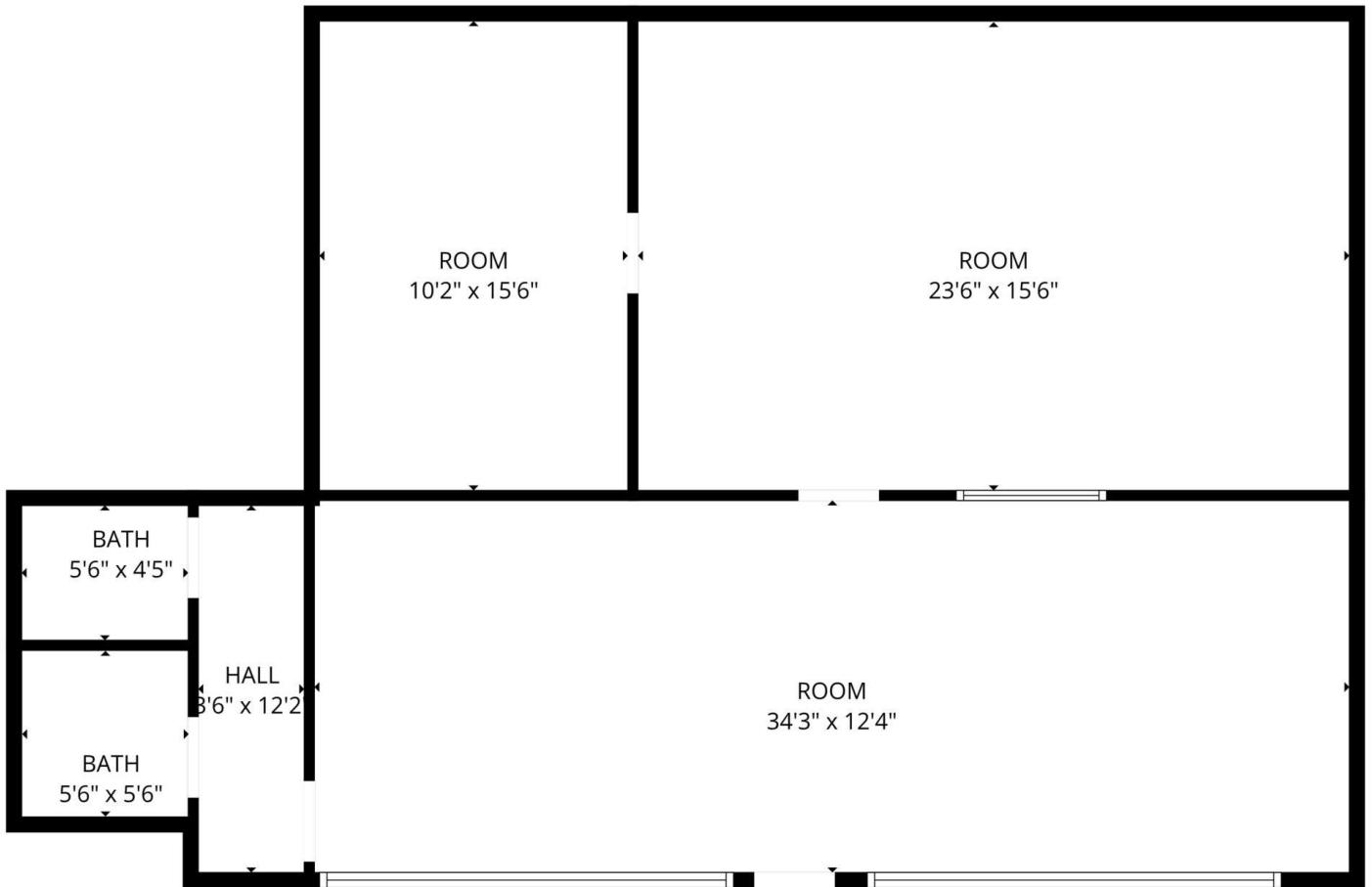
## Offering Summary

<b>Sale Price:</b>	\$175,000
<b>Lot Size:</b>	1.24 Acres
<b>Building Size:</b>	1,110 SF

# Additional Photos



# Floor Plans

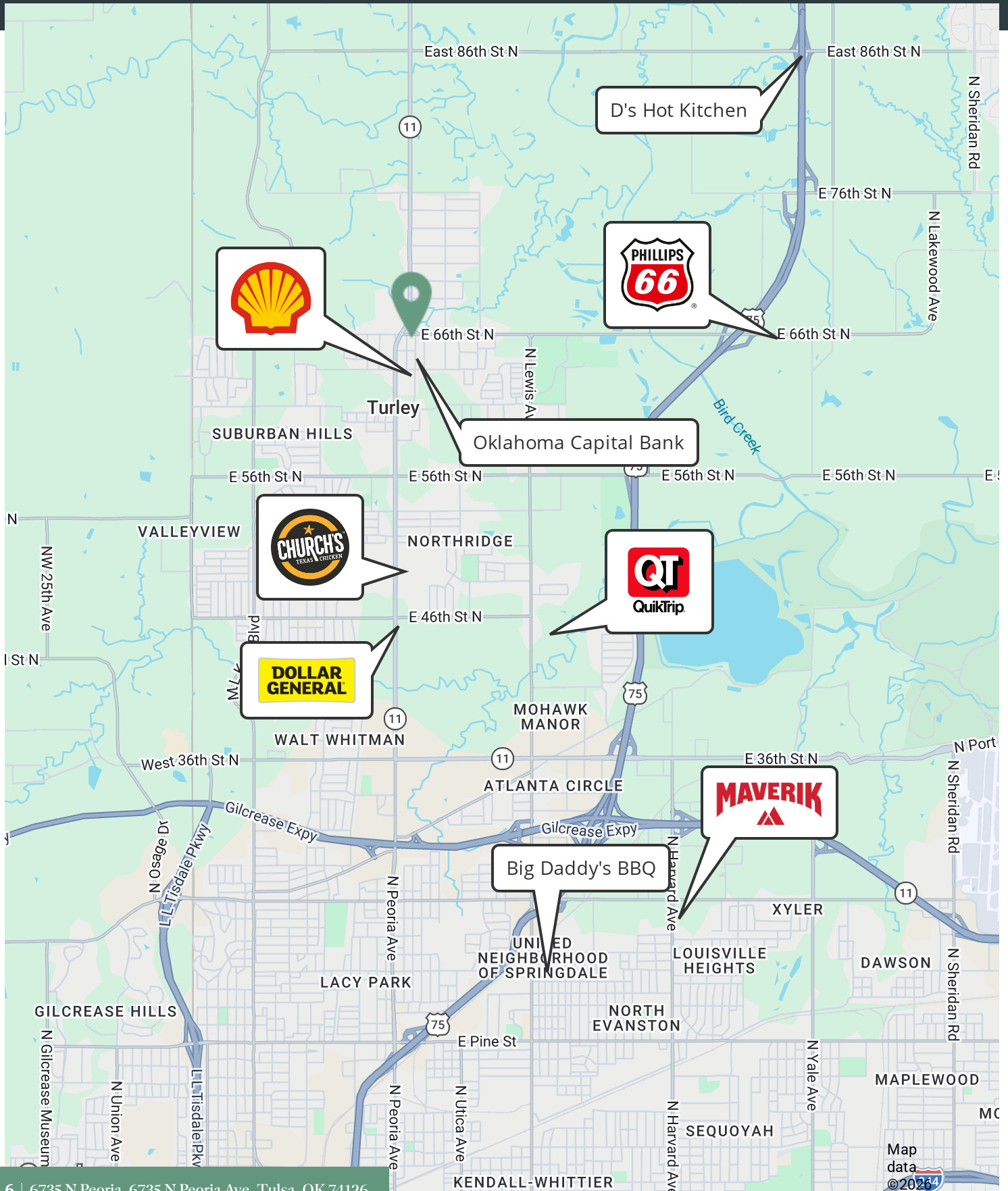


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

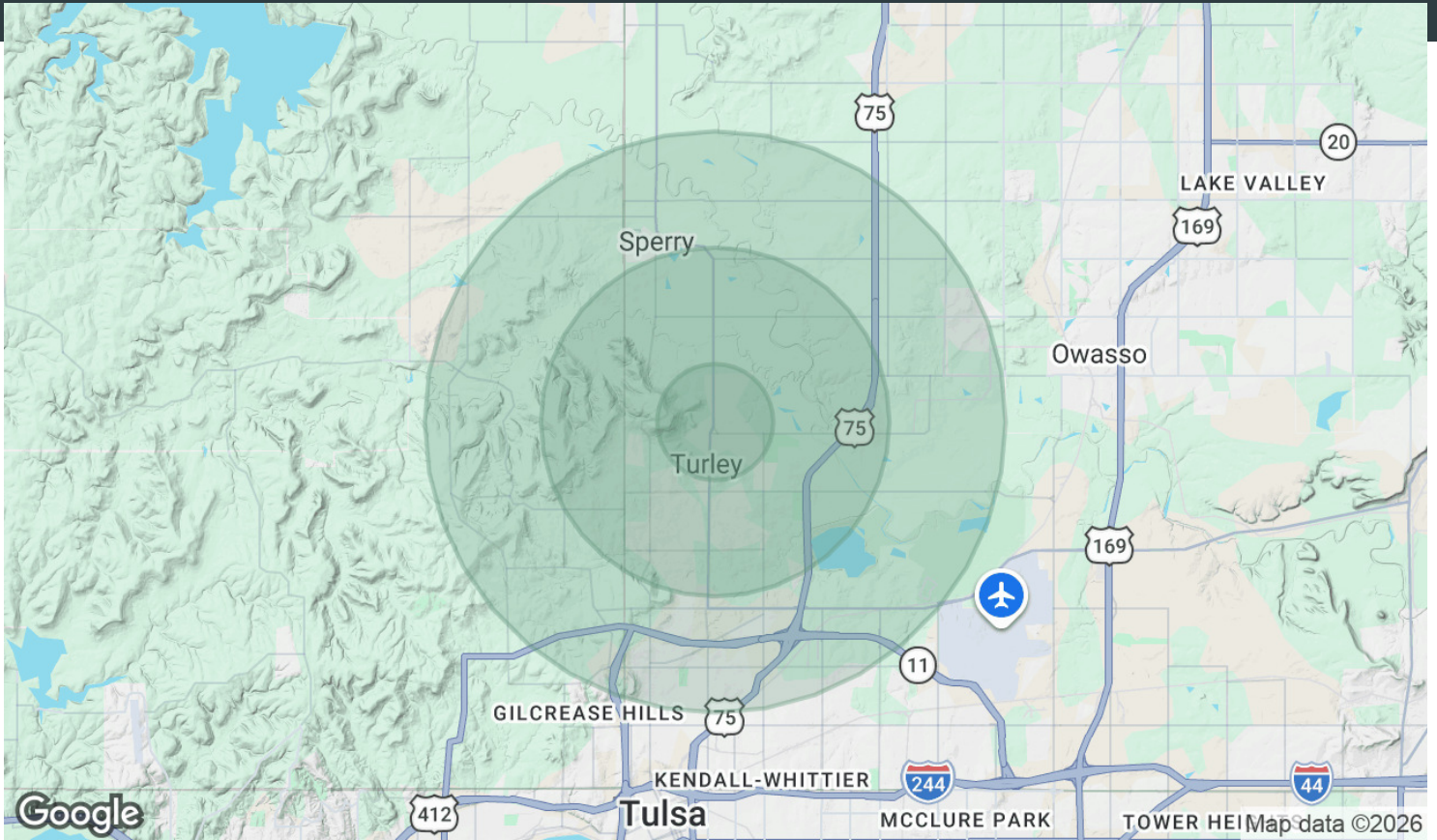
# Site Plans



# Location Map



# Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	1,183	16,129	35,458
Average Age	39.7	33.2	34.1
Average Age (Male)	37.9	31.2	32.9
Average Age (Female)	42.3	35.1	35.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	480	5,815	12,996
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$56,786	\$57,858	\$60,565
Average House Value	\$79,113	\$96,759	\$140,146

2023 American Community Survey (ACS)

# Contact

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