

# Tulsa Retail For Lease

Abuelos  
1531 W 81st St S, A,  
Tulsa, OK 74132

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# Property Summary



## Property Description

The property features a large dining area with a fully built-out wet bar, over 1,000 SF patio designed for outdoor seating (patio square footage not included in the total building SF).

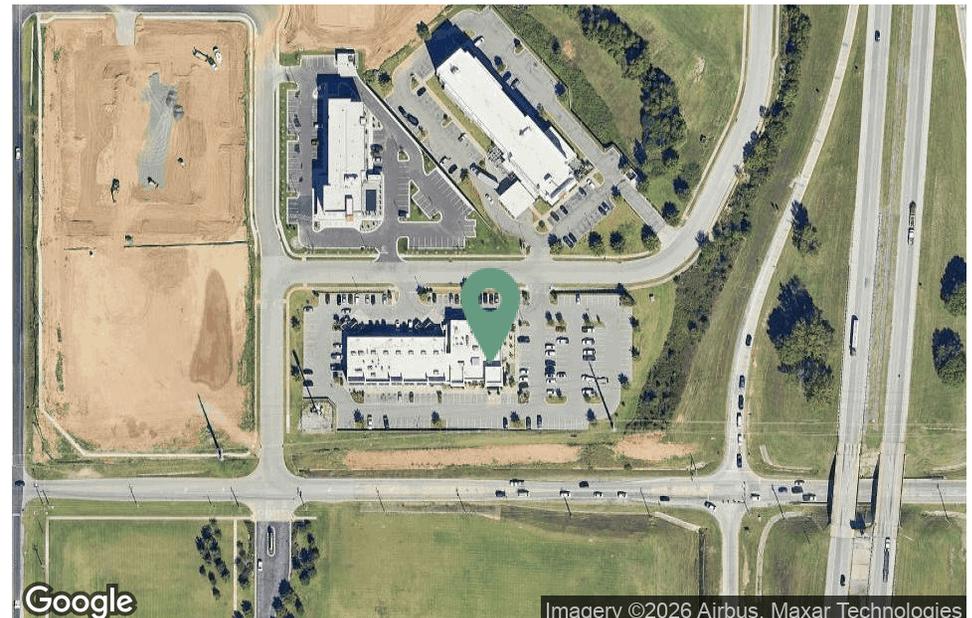
The kitchen is equipped with five vent hoods, a 118 SF office, and a restroom. A walk-in cooler of approximately 400 SF is also included (not included in the total SF). The site benefits from excellent exposure along Highway 75, which experiences traffic counts exceeding 60,000 vehicles per day.

## Location Description

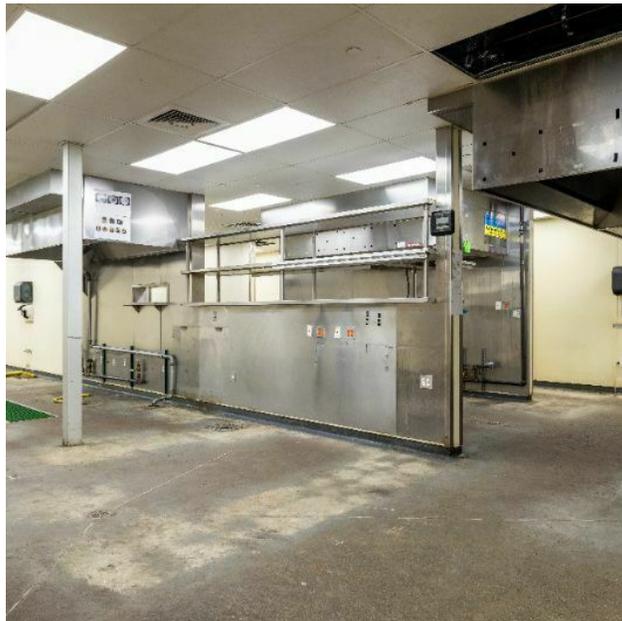
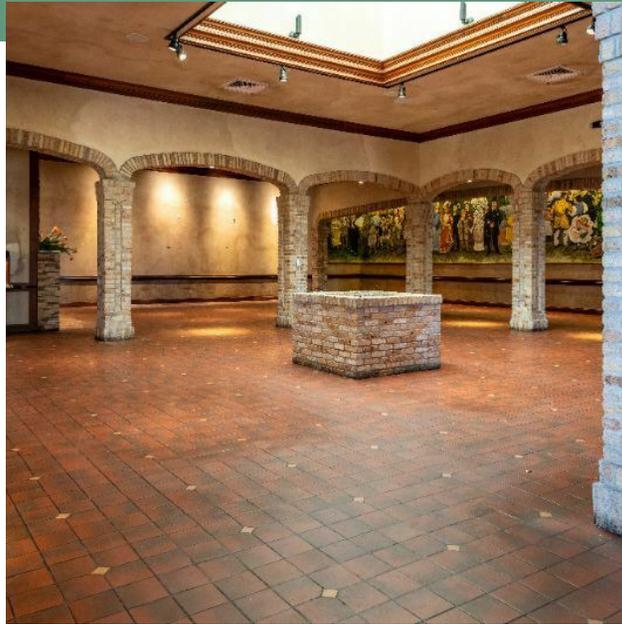
This 7,700 SF restaurant space is ideally positioned near the high-traffic Tulsa Hills Shopping Center, making it well-suited for a tenant seeking strong visibility and accessibility.

## Offering Summary

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	7,700 SF

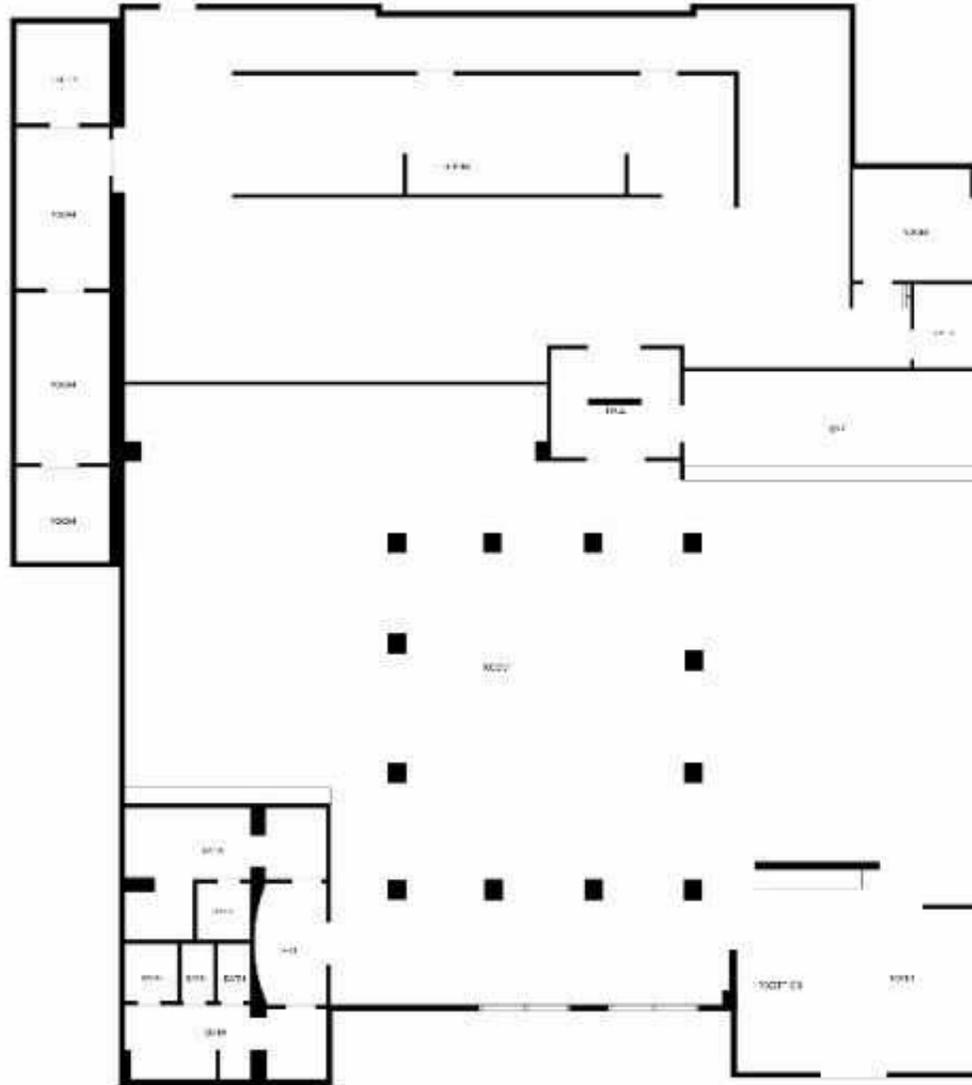


# Additional Photos





# Floor Plan



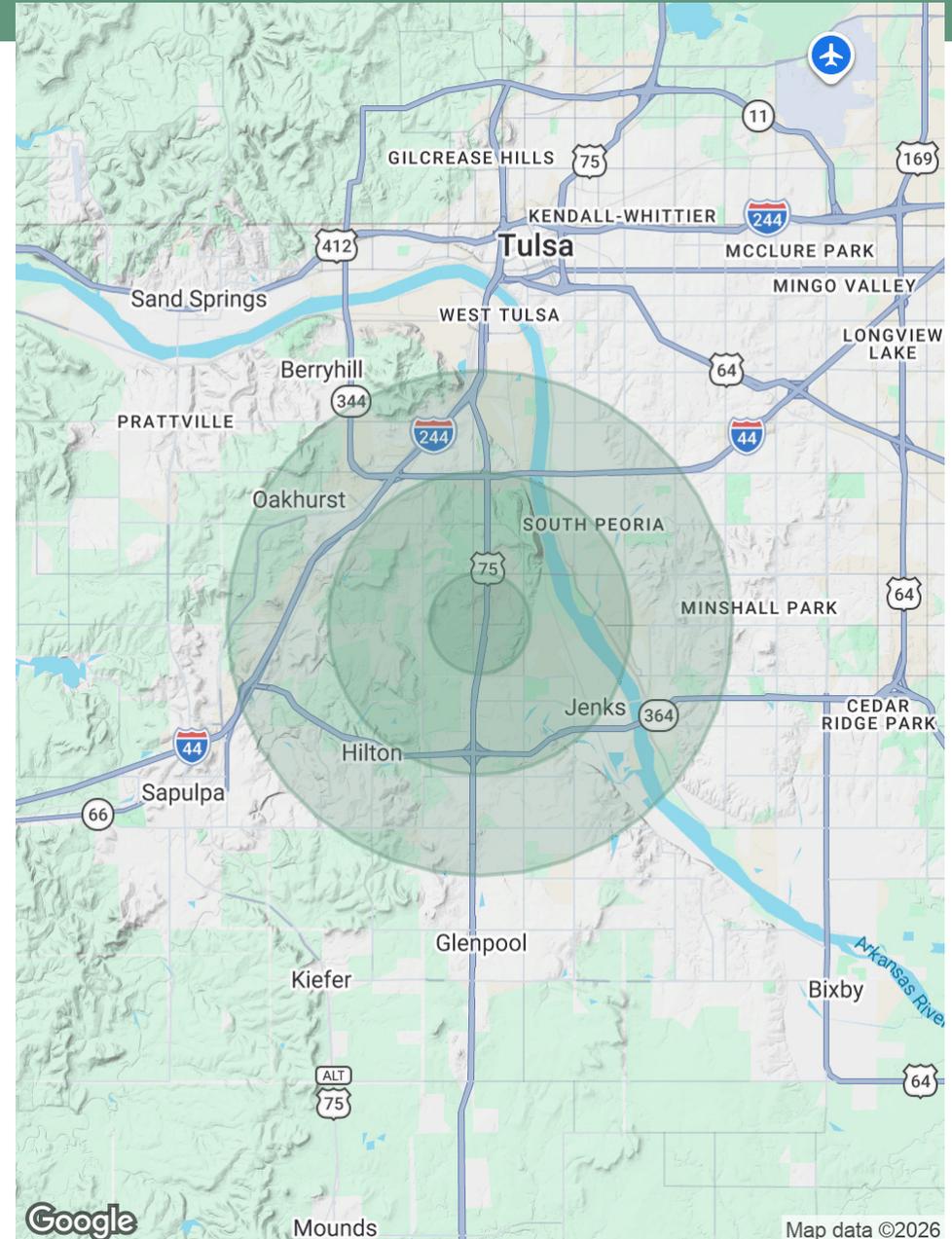
FLOOR PLAN OPPOSED TO THE UNIFORM AND BEST PRACTICES OFFERING HIGHLY RELIABLE BUT NOT GUARANTEED.

# Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	4,199	38,734	116,832
Average Age	39	37	40
Average Age (Male)	38	36	38
Average Age (Female)	40	38	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,102	16,936	49,538
# of Persons per HH	2	2.3	2.4
Average HH Income	\$108,805	\$76,994	\$94,689
Average House Value	\$459,912	\$254,149	\$306,470

Demographics data derived from AlphaMap



# Contact

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