

# FOUNTAIN PLAZA | OFFICE SPACE FOR LEASE

4815 - 4867 S. Sheridan Rd. - Tulsa, OK 74145



## PROPERTY HIGHLIGHTS

 **Bauer & Associates**  
P) 918-665-1210

- 87,700 TOTAL SQ. FT.
- ABUNDANT PARKING
- PROFESSIONALLY MANAGED
- GARDEN STYLE BUILDINGS
- CONVENIENT MID-TOWN LOCATION
- EASY ACCESS TO BROKEN ARROW EXPRESSWAY & I-44



2024 Demographics

Source: ESRI

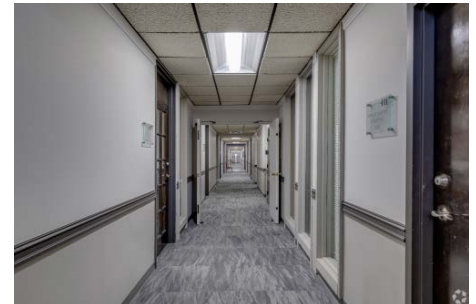
|                   | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Population        | 11,945   | 92,429   | 268,371  |
| Households        | 5,341    | 42,157   | 115,959  |
| Average HH Income | \$79,620 | \$87,516 | \$91,535 |



Traffic Count

INCOG 2022

|                         |                 |
|-------------------------|-----------------|
| 23,534 Vehicles per day | S. Sheridan Rd. |
| 16,822 Vehicles per day | E. 51st St. S.  |



## BAUER & ASSOCIATES, REALTORS

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

Office 918-665-1210

Fax 918-665-6462

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



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**PARK LANE SHOPPING CENTER:**

- Burger Street
- Taco Bueno
- Papa Murphy's Pizza
- Walgreens
- A1 Beauty Supply
- Magic Nails
- Inhal
- Cricket Wireless
- Asian Chef Delivery
- Sewing Machines of Tulsa
- Connect Church
- Emerge Marketing + PR
- Uncle Bentley's
- Top Cut Family Hair Cutters



**Fountain Plaza**  
OFFICE SPACE FOR LEASE!  
4815-4867 S. Sheridan Rd.

E. 51st St. S.

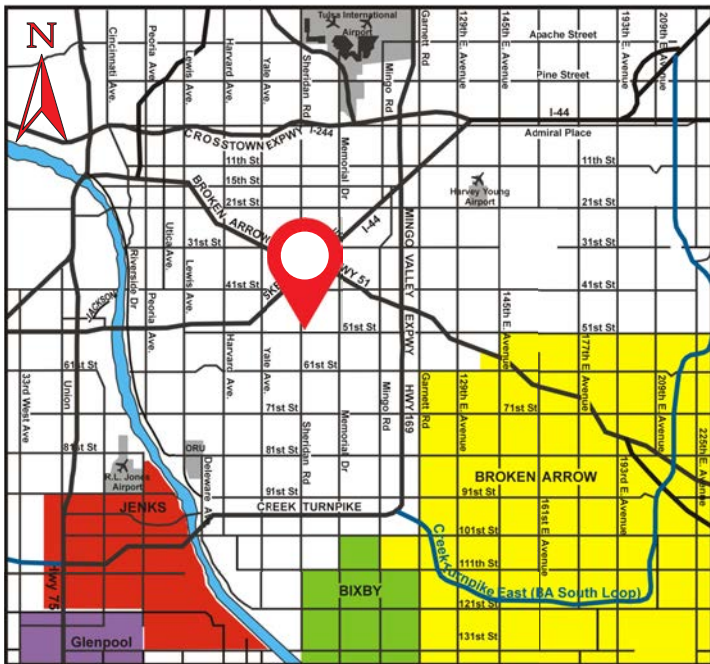
E. 51st St. S.



S. Sheridan Rd.



Greater Tulsa Area Map



**NEARBY BUSINESSES**

QUIKTRIP

THE APOTHECARY SHOPPE

WALGREENS

BANK OF THE WEST

BANK OF AMERICA

SUPERCUTS

MAZZIO'S PIZZA

EL PASO MEXICAN BAR & GRILL

MOODY'S JEWELRY

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