

**FOR
SALE**

SHERIDAN CHASE I & II

6911 & 6931 S. 66TH E. AVE.
TULSA, OK 74133

**BAUER
& ASSOCIATES
REALTORS®**



DOUG BAUER, CCIM
Office: 918-665-1210
dbauer@bauertulsa.com

SHEILA COOPER
Cell: 918-724-5140
scooper@bauertulsa.com

PROPERTY HIGHLIGHTS

- TWO ONE STORY BUILDINGS
- QUIET OFFICE ATMOSPHERE
- UPSCALE COMMON AREAS
- HIGH QUALITY FINISHES
- EXCELLENT FRONT DOOR PARKING
- ZONED: COMMERCIAL
- INVESTMENT OR OWNER/USER PROPERTY

6911 S. 66TH E. AVE. DETAILS:

- TOTAL BLDG: ± 12,454 SF
- TOTAL LAND: ± 0.92 ACRES OR 39,865 SF



6931 S. 66TH E. AVE. DETAILS:

- TOTAL BLDG: ± 12,454 SF
- TOTAL LAND: ± 1.00 ACRES OR 43,461 SF



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

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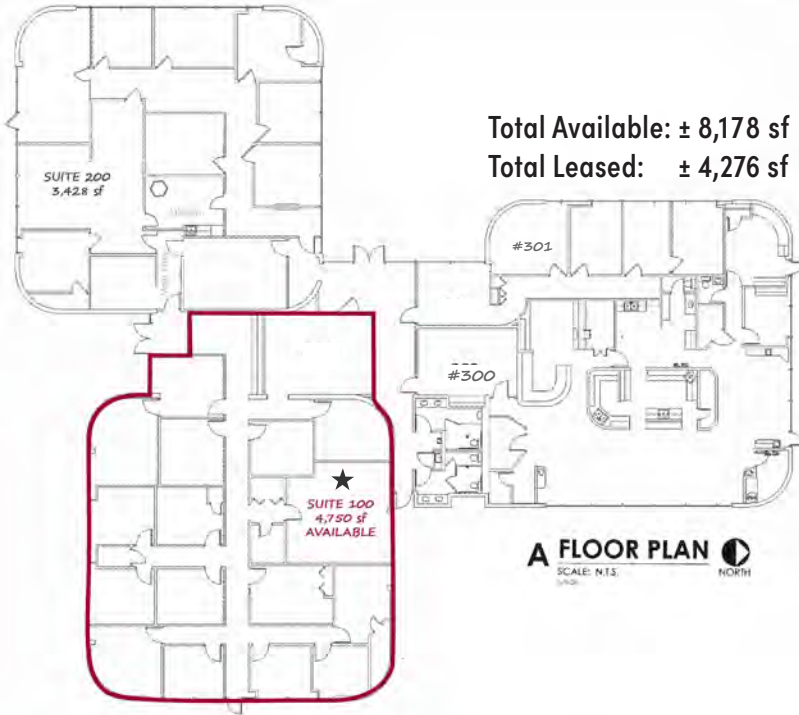
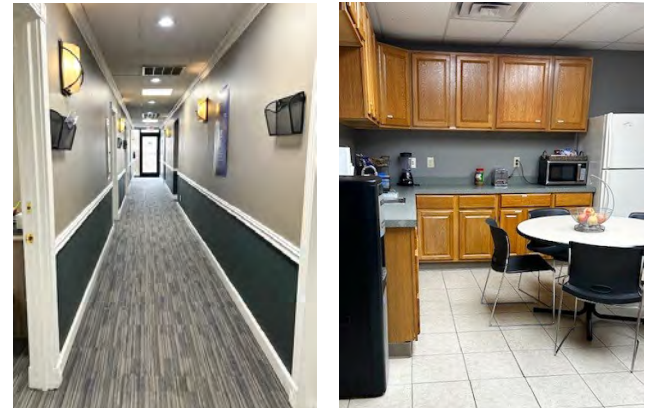
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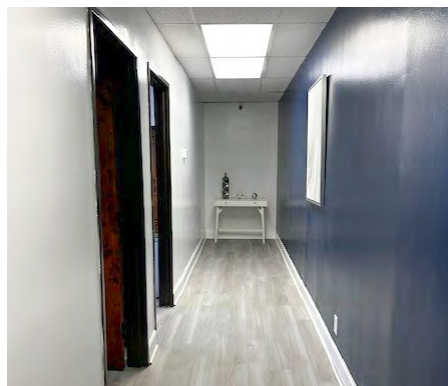
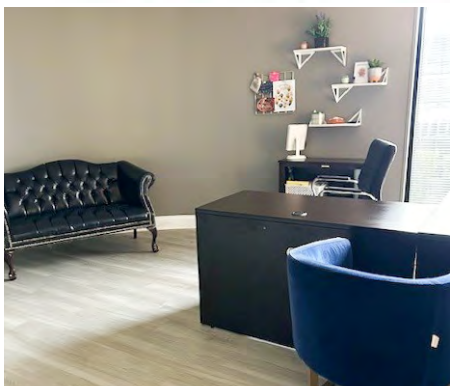


6911 S. 66TH E. AVE. DETAILS:

- TOTAL BLDG: ± 12,454 SF
- TOTAL LAND: ± 0.92 ACRES OR 39,865 SF



Total Available: ± 8,178 sf
Total Leased: ± 4,276 sf



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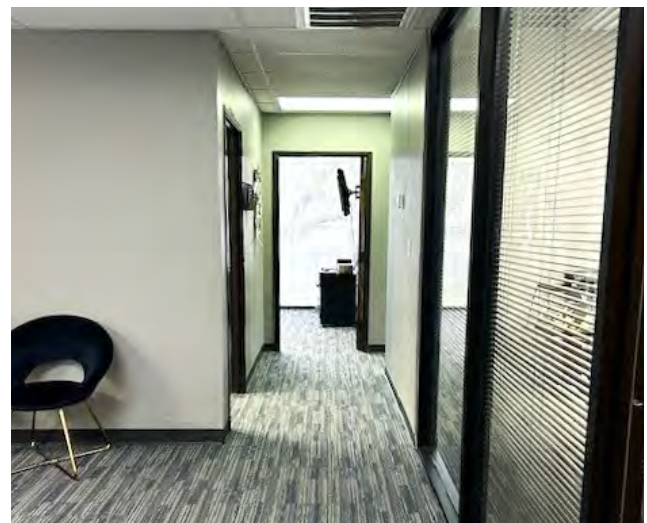


6931 S. 66TH E. AVE. DETAILS:

- TOTAL BLDG: ± 12,454 SF
- TOTAL LAND: ± 1.00 ACRES OR 43,461 SF



Total Available: ± 302 sf
Total Leased: ± 11,662 sf



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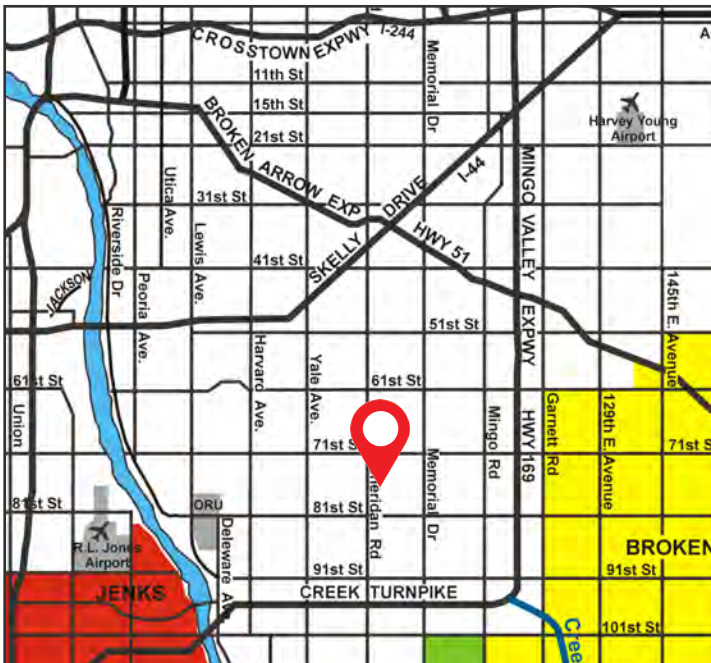
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TULSA AREA MAP

- REASOR'S
- SMITTY'S GARAGE
- ARVEST BANK
- SOUTHERN AGRICULTURE
- BANK OF OKLAHOMA
- BRAVOS MEXICAN GRILL
- SENOR TEQUILA

NEARBY



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	14,381	127,674	290,886
TOTAL HOUSEHOLDS	5,653	42,386	105,632
TOTAL POPULATION	12,190	96,640	246,541
AVERAGE HH SIZE	2.11	2.21	2.29
AVERAGE HH INCOME	\$104,501	\$104,356	\$107,770



21,781 Vehicles per day - S. Sheridan Rd.
31,502 Vehicles per day - E. 71st St.

TRAFFIC COUNT- SOURCE: INCOG 2025

DEMOGRAPHICS - SOURCE: ESRI 2025

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