



# Tulsa Retail For Sale / Lease

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

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6108 South 46th  
West Avenue  
Tulsa, OK 74132



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6108 South 46th West Avenue, Tulsa, OK 74132

Property Summary



## PROPERTY DESCRIPTION

Prime Commercial Real Estate for Sale – 6108 S 46th West Ave, Tulsa, OK 74132. A versatile commercial property in Tulsa's growing west side. Located at 6108 S 46th West Ave, this property offers a prime location for businesses looking to establish a presence in an easily accessible, high-traffic area.

## LOCATION DESCRIPTION

**Location:** Strategically positioned near major highways, providing excellent connectivity to the greater Tulsa area.

**Zoning:** Ideal for a range of commercial uses including retail, office, warehouse, or light industrial.

**Lot Size:** Ample space for parking, storage, or future development.

## PROPERTY HIGHLIGHTS

- **Visibility:** High visibility from a main thoroughfare, ensuring constant exposure for your business.
- **Nearby Amenities:** Close proximity to dining, retail, and other business services makes this location ideal for employees and customers.

## OFFERING SUMMARY

Sale Price:	\$259,000
Lease Rate:	\$1,450.00 per month (MG)
Available SF:	1,035 SF
Building Size:	1,035 SF

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Location Map



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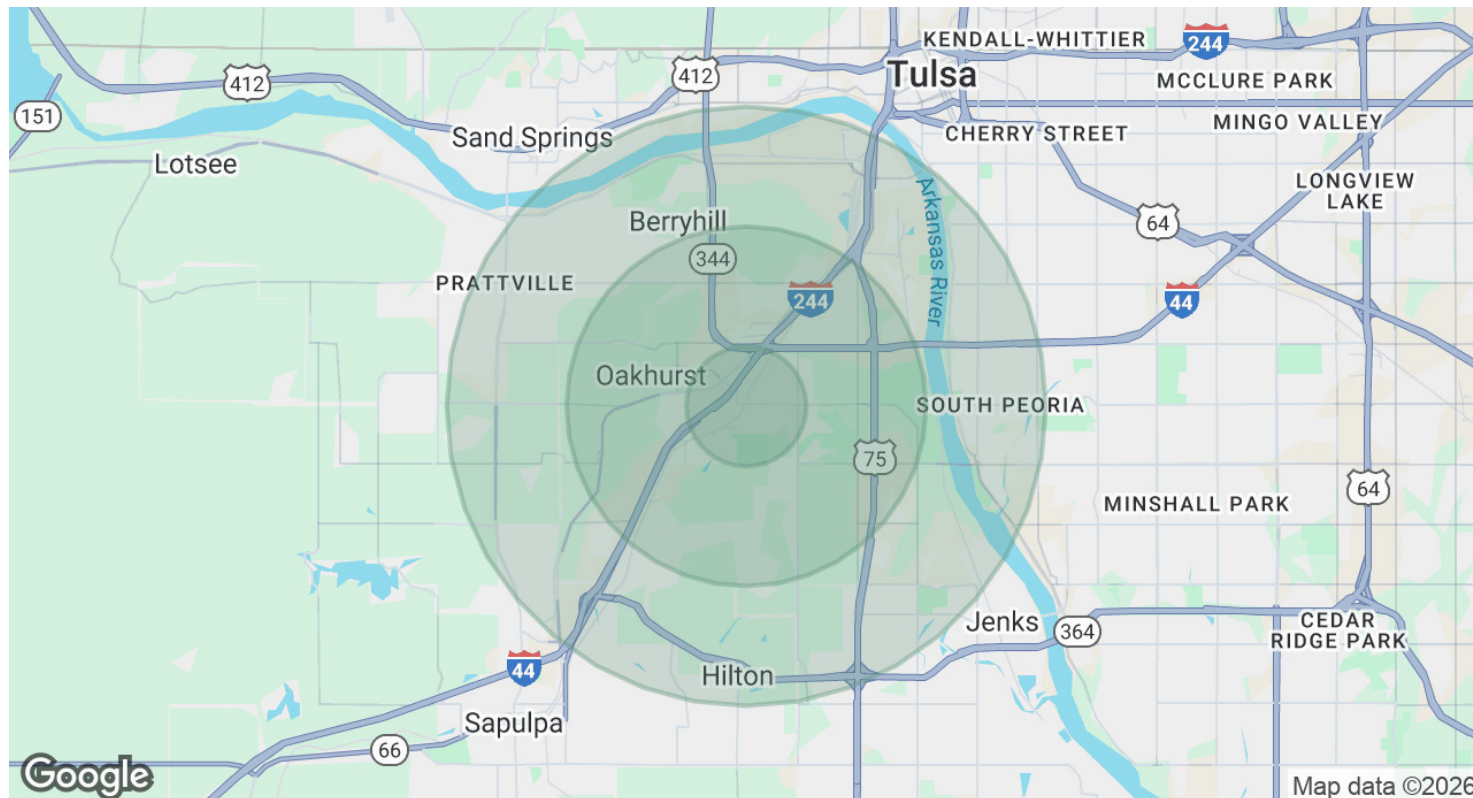
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## Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,077	26,159	79,206
Average Age	38	40	39
Average Age (Male)	37	39	38
Average Age (Female)	39	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,171	10,602	34,193
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$65,661	\$78,733	\$82,256
Average House Value	\$192,985	\$252,255	\$254,532

Demographics data derived from AlphaMap

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