



NW Corner 41st & Yale Retail/Land For Lease

MCP MCGRAW
COMMERCIAL
PROPERTIES

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4024 South Yale
Avenue, Tulsa, OK
74135

Tulsa Land For Lease

NW Corner 41st & Yale
4024 South Yale Avenue, Tulsa, OK 74135

Property Summary



PROPERTY DESCRIPTION

This property offers two distinct possibilities. The existing building is approximately 2,196 SF and is available to lease. The structure will require renovation, however, it offers exceptional visibility and access to one of Tulsa's premier retail corners.

The second option is a long-term ground lease providing the tenant with a fresh start.

PROPERTY HIGHLIGHTS

- Great frontage, access, and visibility
- Over 89,407 residents and more than 71,490 daytime employees within a three-mile radius
- Regional tenants nearby include Reasor's Grocery Store, AMC Theatres, Ross, Barnes & Noble, Michaels, Petco, Chick-fil-A, Dillard's, Old Navy, Planet Fitness, Verizon, Ulta, Carls Jr., FedEx Express, Smoothie King, Genesis Health Club, McDonald's, Whataburger, PetSmart, and On the Border.
- Located within a strong retail corridor with high national tenant density
- Convenient access to Interstate 44 and Highway 51

OFFERING SUMMARY

Lease Rate:	\$7,500.00 per month (NNN)
Available SF:	2,196 SF
Lot Size:	22,500 SF

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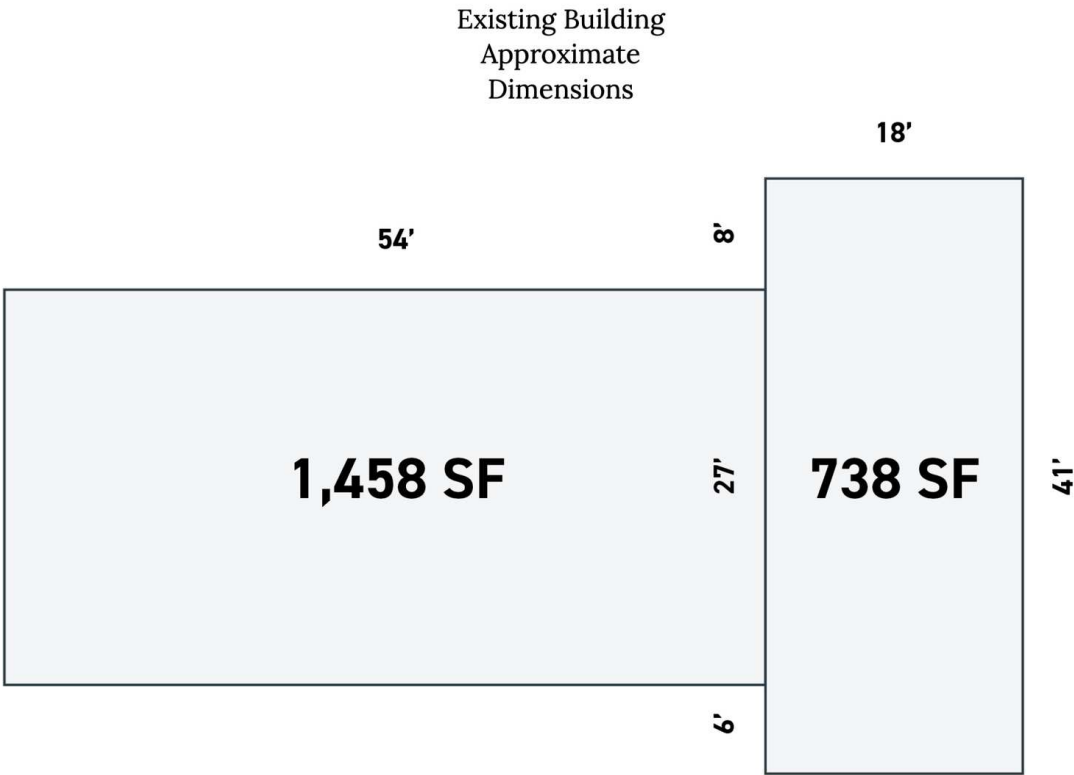
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Floor Plan



S Yale Ave

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Location Map



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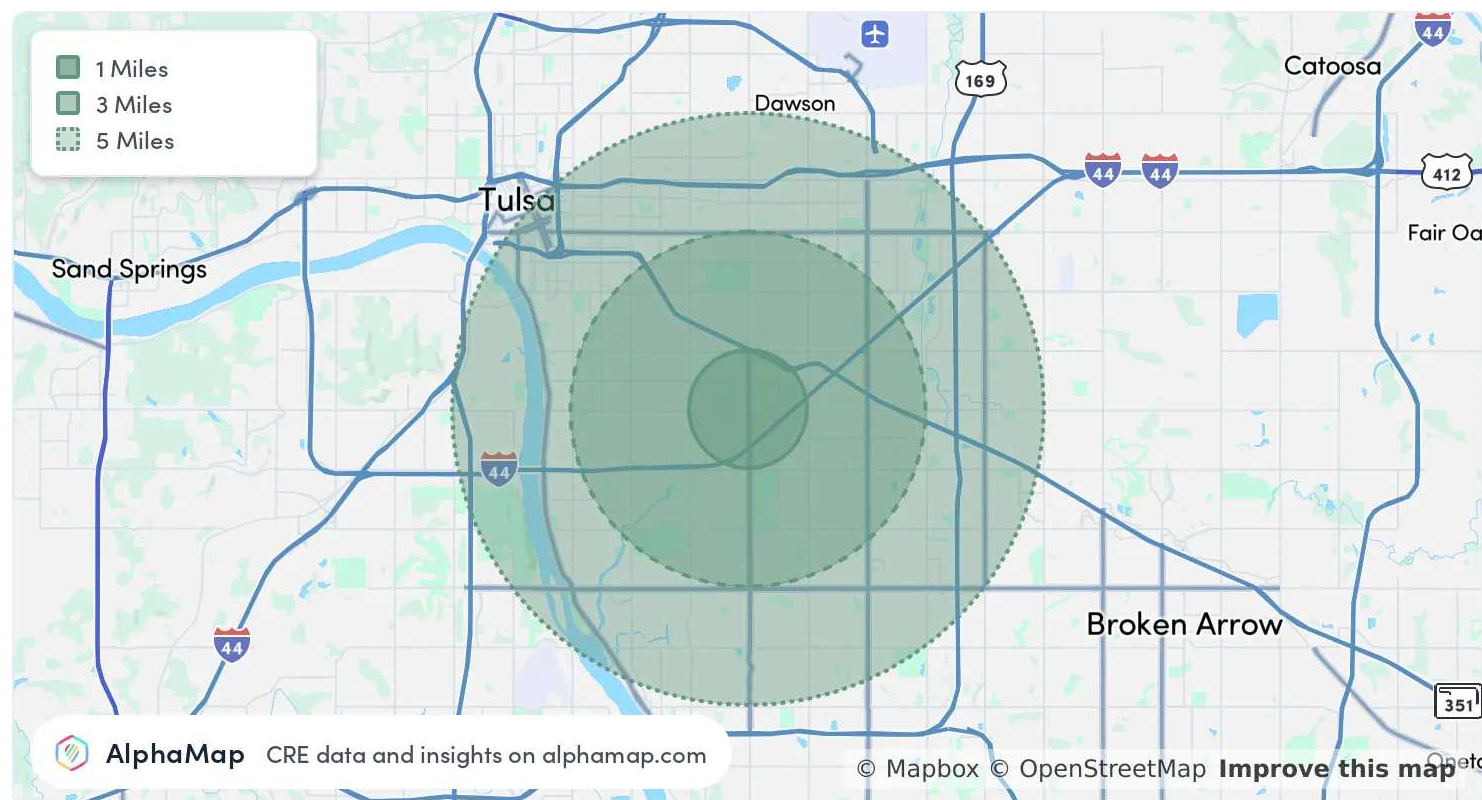
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Area Analytics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,117	88,214	243,539
Average Age	42	43	40
Average Age (Male)	41	41	38
Average Age (Female)	43	44	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,841	41,352	107,165
Persons per HH	2.1	2.1	2.3
Average HH Income	\$88,271	\$97,921	\$82,811
Average House Value	\$252,478	\$315,447	\$259,843
Per Capita Income	\$42,033	\$46,629	\$36,004

Map and demographics data derived from AlphaMap

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Meet the Team



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DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.

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