

401 S. UTICA AVENUE  
TULSA, OK 74104

Retail Strip Center For Sale or Lease

24,730 SF on 1.22 Acres MOL

Sales Price: \$2,175,000

8,400 SF AVAILABLE FOR LEASE

Lease Price: \$7.50/SF NNN

NNN Charges: \$1.75/SF

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REAL ESTATE



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405.840.0600

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BOB SULLIVAN, CCIM

405.641.9798

RSULLIVAN@CCIM.NET



## PROPERTY HIGHLIGHTS

- Anchor Tenants: Smiles 4 Life and Family Dollar
- Ample Parking
- Good Signage
- Newly Restriped Parking Lot
- Zoned LH

## LOCATION HIGHLIGHTS

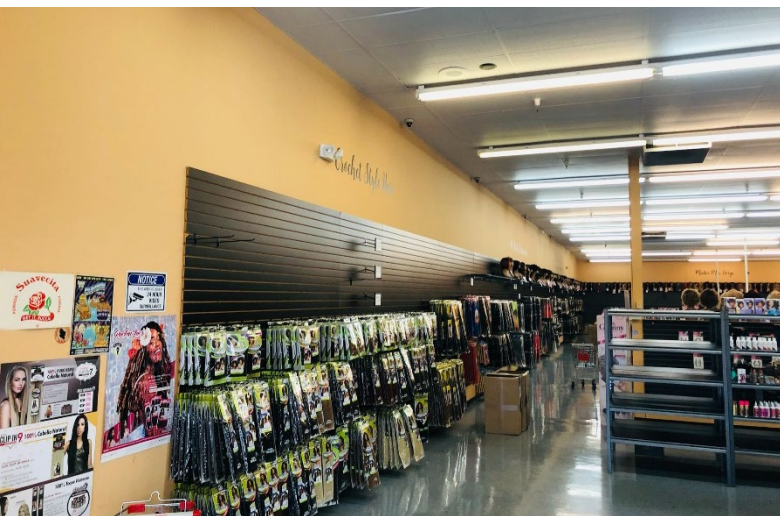
- Near Tulsa Health Department
- 1/2 mile to I-244
- Near Taco Mayo and McDonald's
- Perfect Place for Thrift Store, Furniture Store or Paint Store

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	14,093	96,204	181,792
AVERAGE HOUSEHOLD INCOME	\$29,766	\$38,868	\$39,986
TOTAL HOUSEHOLDS	5,821	40,846	77,649

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