4733 S. YALE AVENUE TULSA, OK 74135

Restaurant Building For Lease

Lease Price: \$30.00/SF/NNN

5,049 SF on 1.10 Acres





REAL ESTATE

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405.840.0600 NAIRED.COM

DAVID HARTNACK 405.761.8955 DAVID@NAIRED.COM SAM SWANSON 405.208.2046 SAM@NAIRED.COM NATHAN WILSON 405.760.5327 NATHAN@NAIRED.COM







PROPERTY HIGHLIGHTS

- Restaurant Infrastructure & Fixtures in Place
- · 2nd Generation Restaurant
- Outdated Building Prototype requiring Re-Investment
- Robust & New Growth Retail Submarket w/ Positive Co-Tenancy
- Mid Block
- · Zoned: Commercial

LOCATION HIGHLIGHTS

- Newly Developing Area
- Right off the Highway
- High Traffic & Attractive Demographics

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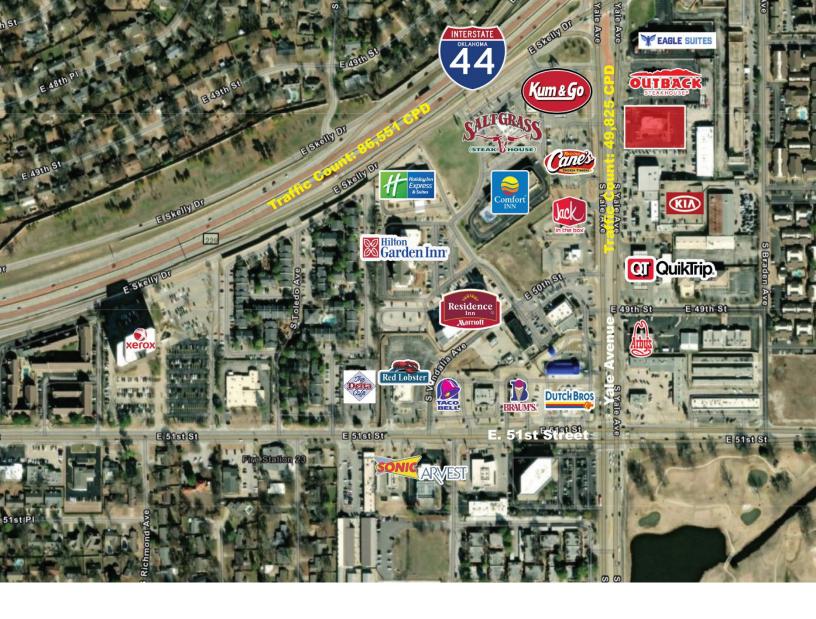




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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,123	90,617	245,073
AVERAGE HOUSEHOLD INCOME	\$82,799	\$88,889	\$81,220
TOTAL HOUSEHOLDS	4,757	41,152	109,415



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