

4733 S. YALE AVENUE  
TULSA, OK 74135

Restaurant Building For Lease

Lease Price: \$30.00/SF/NNN

5,049 SF on 1.10 Acres

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COMMERCIAL  
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- Outdated Building Prototype requiring Re-Investment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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## 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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