

FOR LEASE

# FORMER DRUG WAREHOUSE

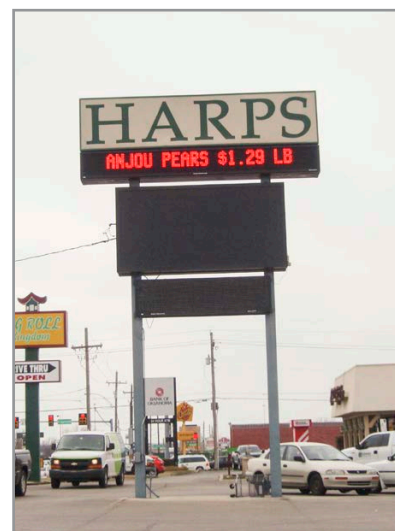
11331 EAST 31ST STREET

TULSA, OK



## PROPERTY FEATURES

- + 15,000± Total SF Available
- + NEC 31st Street & South Garnett Road
- + Attractive West Endcap Position
- + Grocery (Harps Food) Anchored Center
- + CS Commercial Neighborhood Retail Zoned
- + 75' Frontage, 200' Depth
- + NNN Total \$1.25/SF/Year
- + Excellent Mix of National and Regional Tenants Including a Walmart Neighborhood Market
- + Traffic Counts:
  - East 31st Street: 21,390 VPD
  - South Garnett Road: 19,287 VPD



Designated Sign Panel

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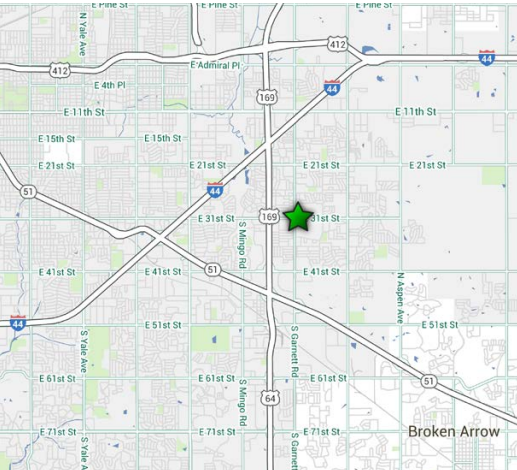
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FOR LEASE  
RETAIL SPACE  
FORMER DRUG WAREHOUSE

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TULSA, OK

Demographics	
Population	
1 Mile	19,384
3 Miles	80,787
5 Miles	187,128
Average HH Income	
1 Mile	\$49,381
3 Miles	\$50,499
5 Miles	\$57,047
Daytime Population	
1 Mile	4,803
3 Miles	56,848
5 Miles	159,203

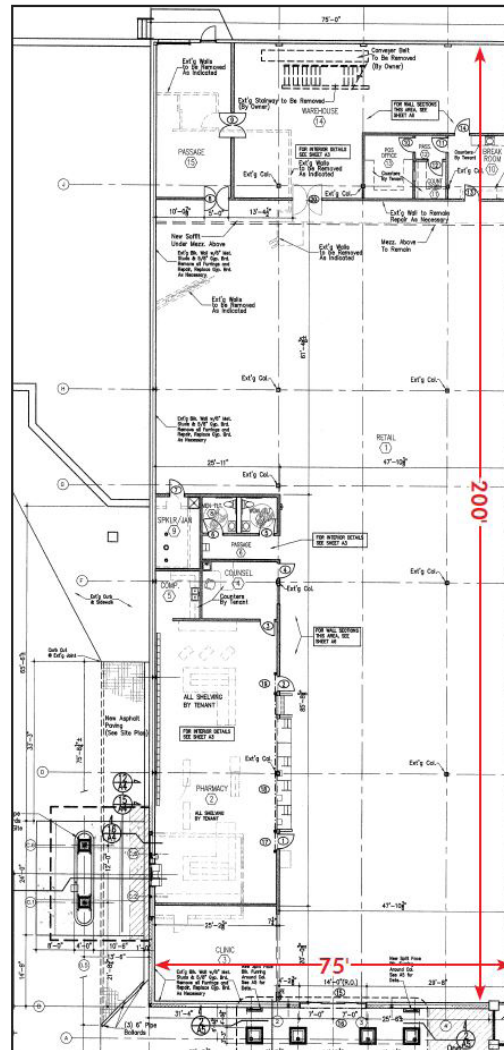




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## CONTACT US

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