

FOR LEASE

# Neighborhood Retail Center

6631 E 91<sup>ST</sup> ST, TULSA, OK 74133

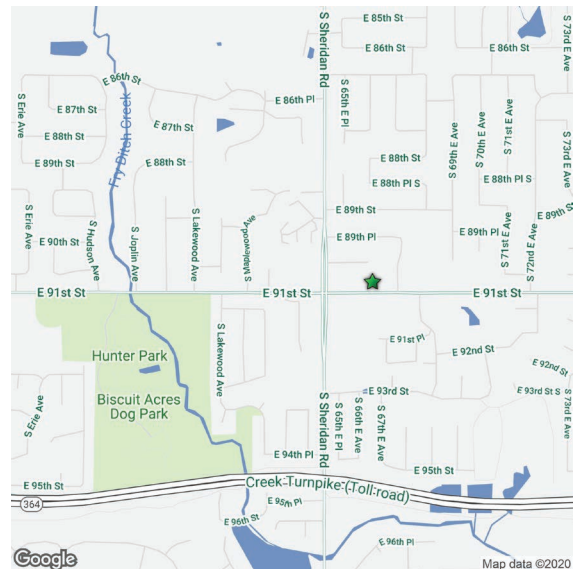
RETAIL



## PROPERTY INFO

- + New construction
- + \$20.00 PSF NNN
- + 1,270± SF - 3,810± SF\*
- + 50' depth\*
- + 0.40 miles north of Creek Turnpike
- + Surrounded by residential neighbors
- + Traffic Counts:
  - E 91st St - 22,636 VPD
  - S Sheridan Rd - 17,169 VPD
  - Creek Turnpike - 51,566 VPD
- + Neighboring retail includes Walgreens, Ludger's Bavarian Cakery, Orangetheory Fitness, The Hamlet, Baskin Robins

\*Source: Owner

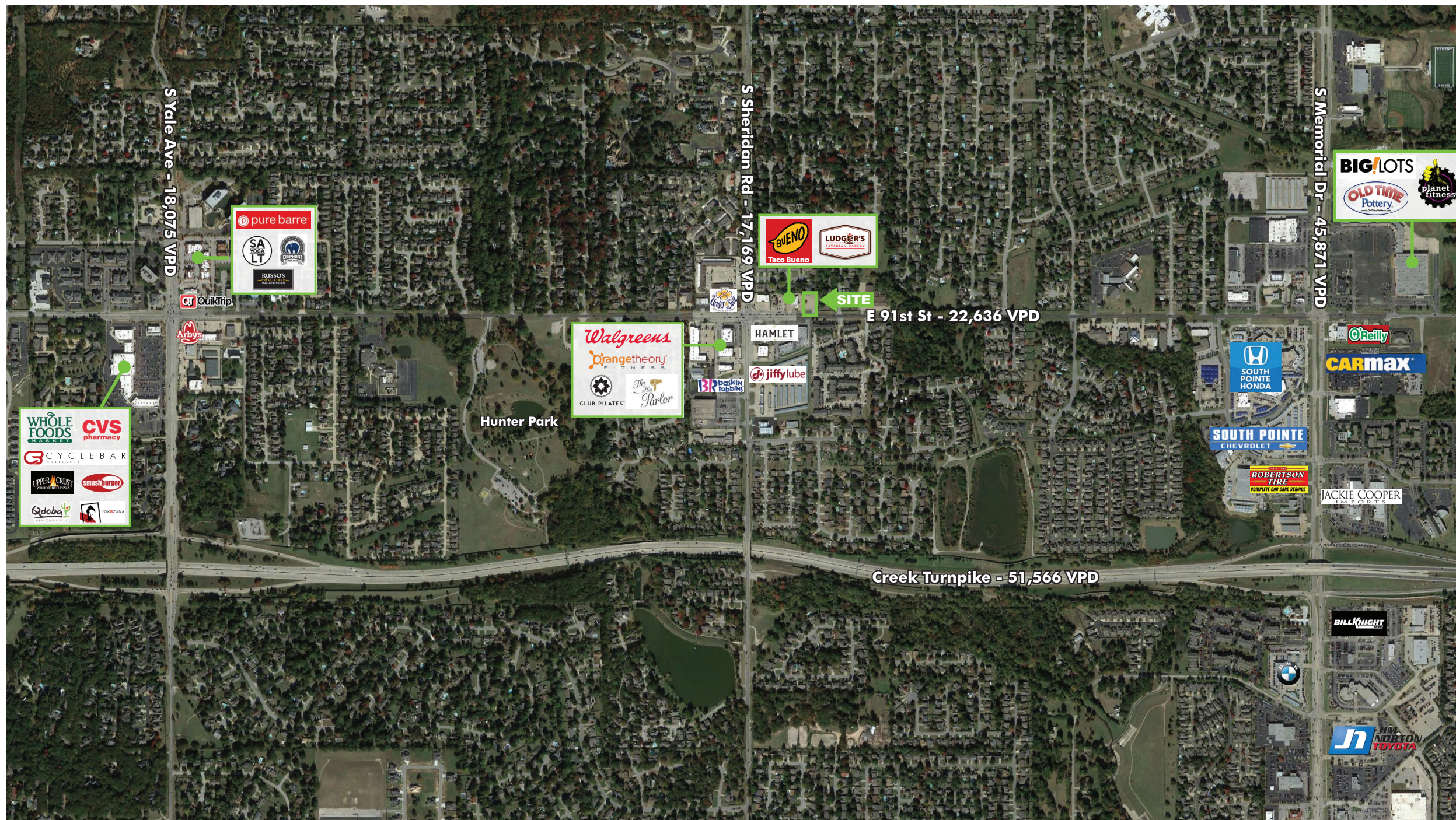


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## 2019 Demographics

### POPULATION

1 Miles	12,077
3 Miles	86,043
5 Miles	190,787

### AVERAGE HOUSEHOLD INCOME

1 Mile	\$104,910
3 Miles	\$106,658
5 Miles	\$92,446

### DAYTIME POPULATION

1 Mile	8,326
3 Miles	93,537
5 Miles	221,219

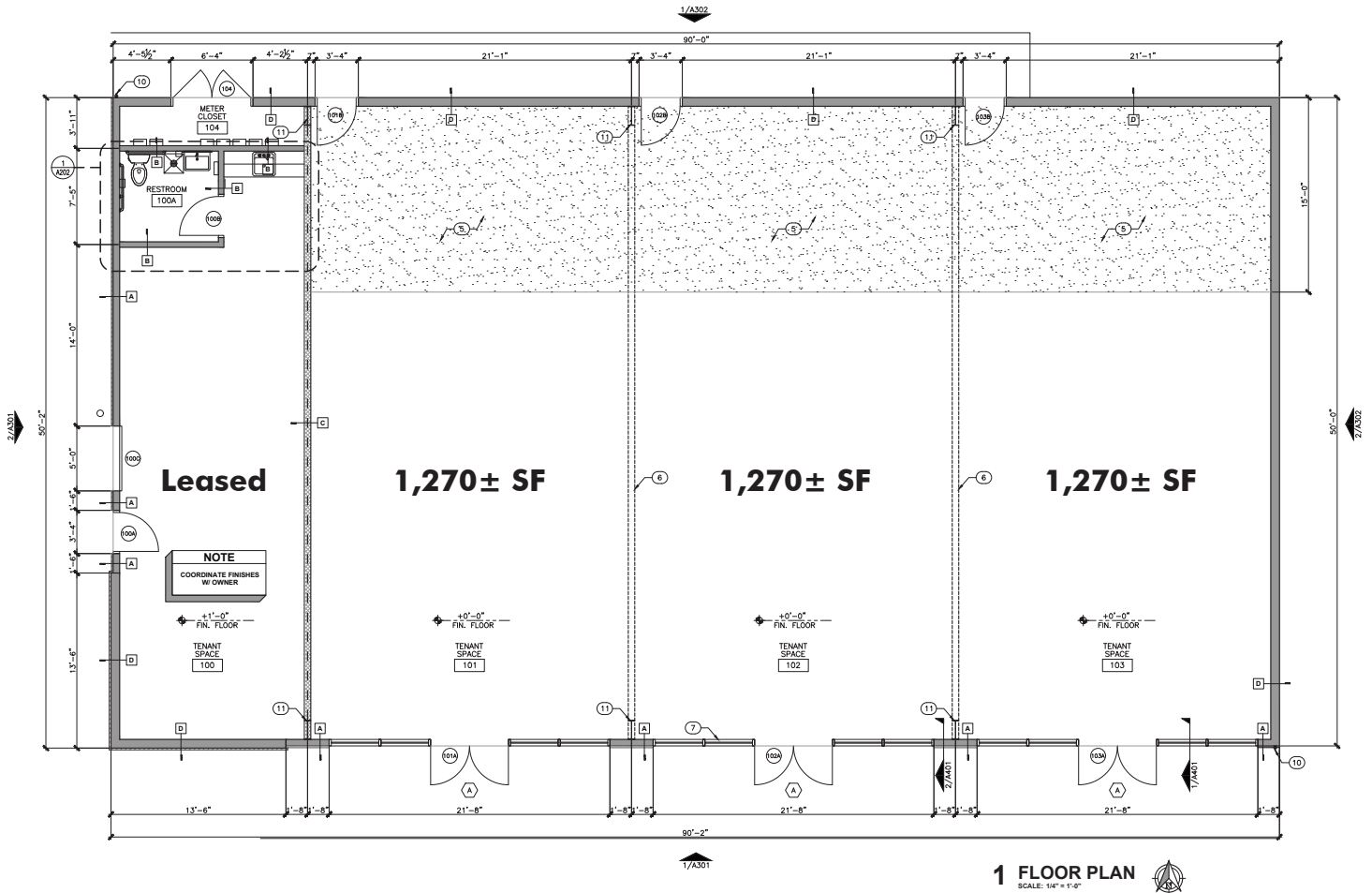
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## CONTACT US

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