

For Sale

Prime Redevelopment Portfolio

WIGGIN
PROPERTIES, LLC

3903 & 3903 1/2 S Harvard and 3312 E 39th St Tulsa, OK 74105



Property Features

The portfolio includes three parcels totaling .93± acres with three buildings totaling 13,184± square feet and is located one block north of E. 41st Street and S. Harvard Avenue. Centrally located near the newly constructed CVS/Sprouts development, Edison Preparatory School, and one mile west of Tulsa Promenade Mall, this package provides an excellent opportunity for investment or redevelopment.

BUILDING 1 (3903 S. HARVARD) - LEASED

- + 4,550± SF Automotive Facility*
- + 4 Bay Shop; Zoned CS
- + 110' Harvard Frontage
- + Overhead Doors; (3) 10' x 12'; (1) 16' x 12'
- + Pole Signage; Paved Parking

BUILDING 2 (3903½ S. HARVARD) - AVAILABLE WITH 30 DAYS NOTICE

- + 6,930± SF Total Residential Conversion*
- 2,491± SF First Floor*
- 980± SF Second Floor*
- 312± SF Garage Apartment*
- 624± SF 2 Car Garage*
- 2,523± SF Partially Finished Basement*

BUILDING 3 (3312 E. 39TH STREET) - LEASED

- + 1,704± SF Office/Warehouse*
- + (1) 10' x 10' Overhead Door
- + 10' Clear Height
- + Zoned CS
- + 48' of E. 39th Street Frontage

UNIMPROVED LOT

- + .28± Acres*
- + Zoned OL
- + Partially Fenced

*Source: Assessor and Owner

BUILDINGS ARE OCCUPIED
PLEASE DO NOT DISTURB TENANTS

Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

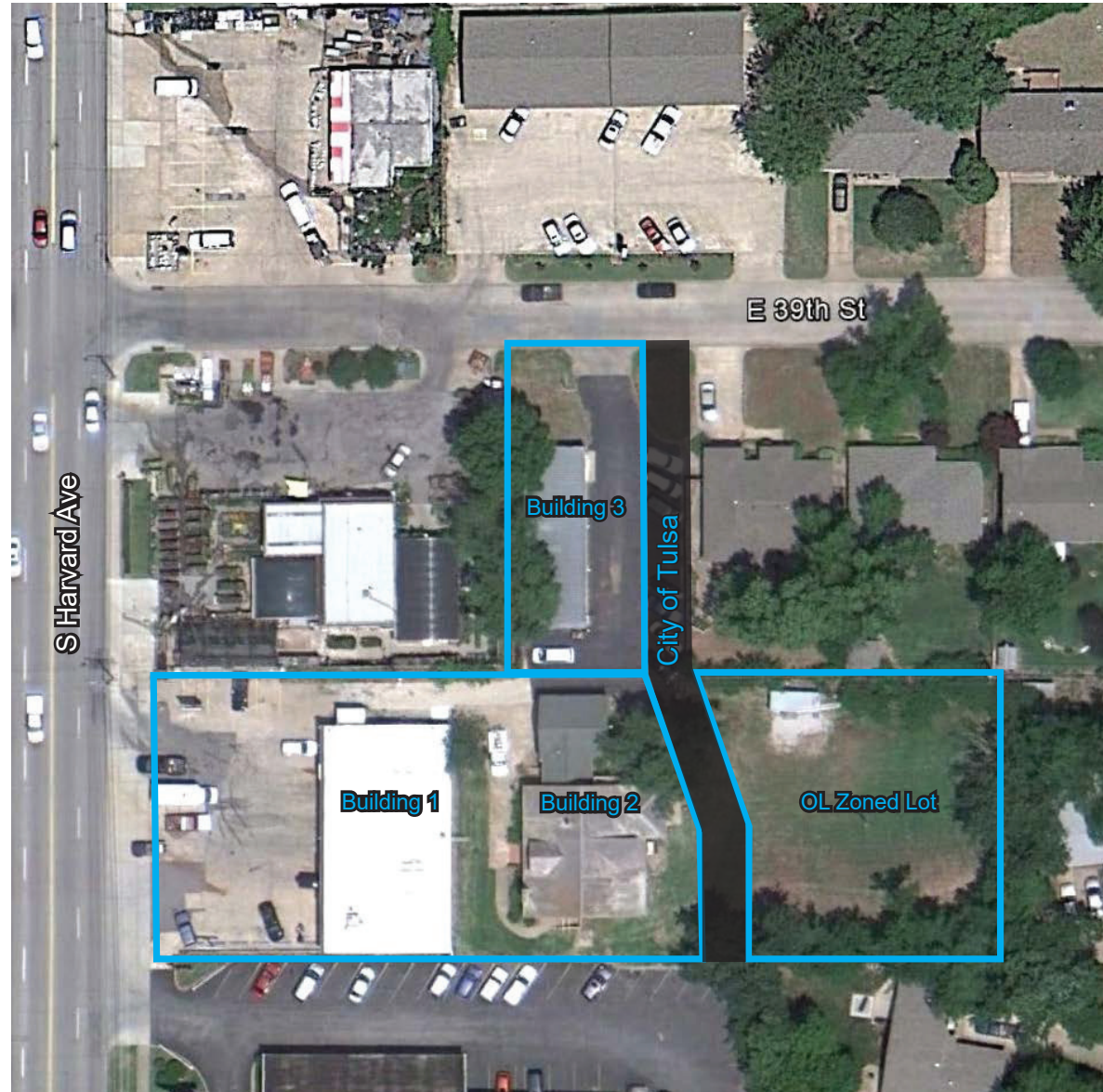
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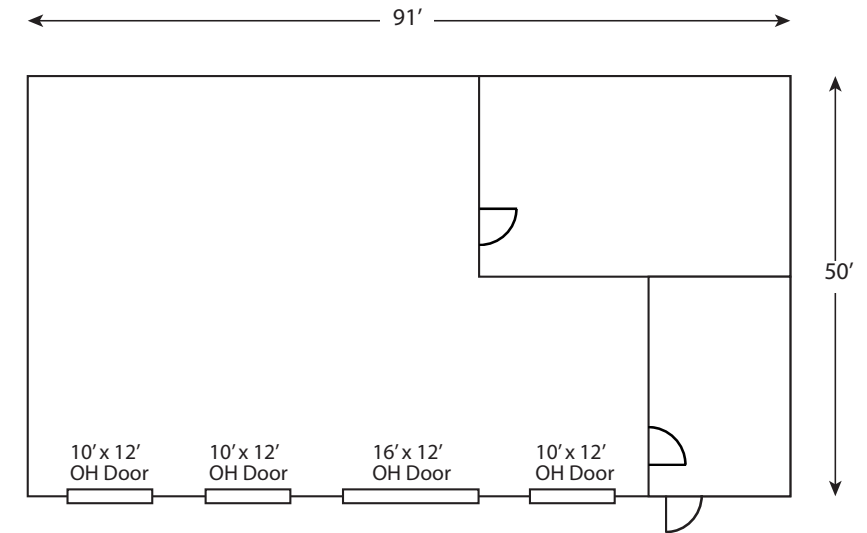
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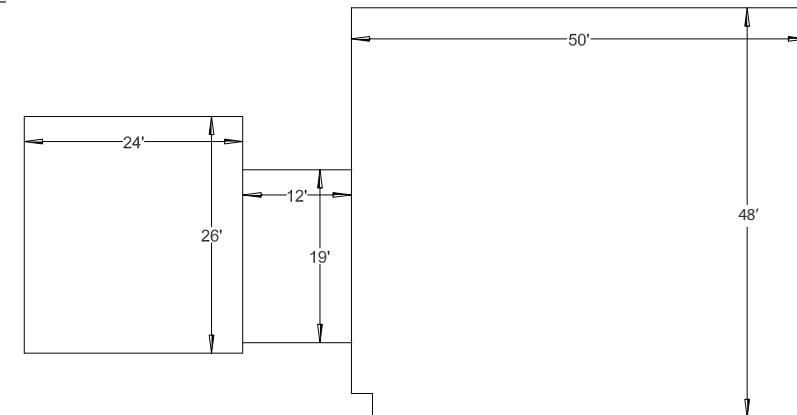
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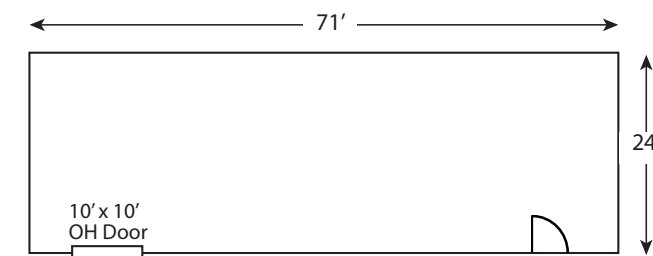
BUILDING 1



BUILDING 2



BUILDING 3



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Demographics

POPULATION

1 Mile	9,738
3 Miles	94,887
5 Miles	242,879

AVERAGE HOUSEHOLD INCOME

1 Mile	\$107,979
3 Miles	\$79,483
5 Miles	\$66,007

DAYTIME POPULATION

1 Mile	4,572
3 Miles	80,770
5 Miles	230,169

Traffic Counts

S. Harvard (N. of 41st)	20,235 cpd
E. 41st (E. of Harvard)	16,866 cpd
S. Harvard (S. of 41st)	27,792 cpd
E. 41st (W. of Harvard)	16,926 cpd



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