

Commercial Property For Sale

4750 S. Garnett Road - Tulsa, OK 74146



Building: 29,550 sf per Architect
Site: 4.57 Acres (199,013 sf) per Tulsa County Assessor
Zoning: IL - Planned Unit Development (PUD 312-A)
Traffic Count: 113,170 cars/day Broken Arrow Expressway
19,609 cars/day S. Garnett Road
(INCOG 2020)

- Great Visibility and Access
- Abundant Parking - 179 parking spaces (includes a gated & fenced area)
- S. Garnett Road Frontage

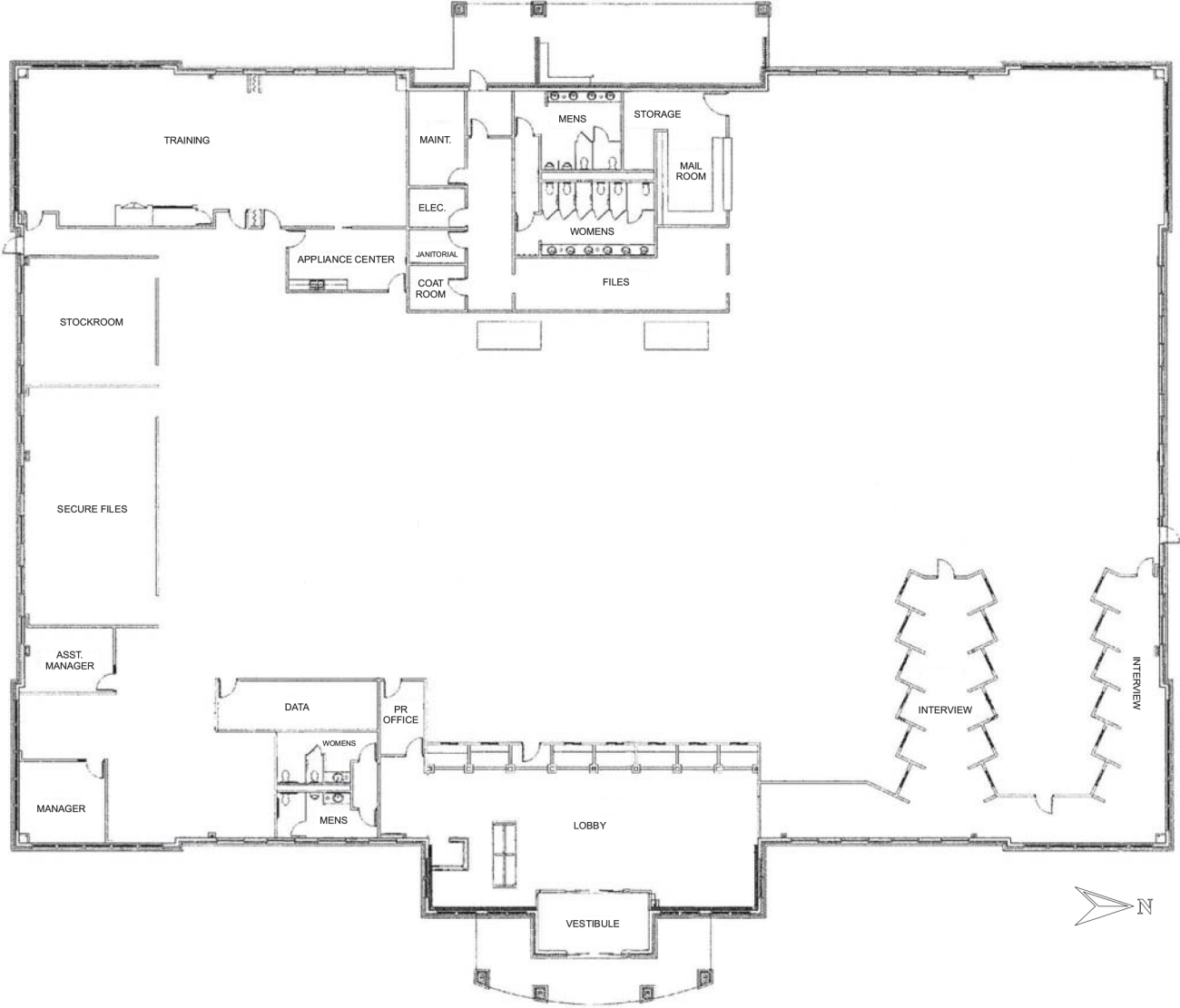


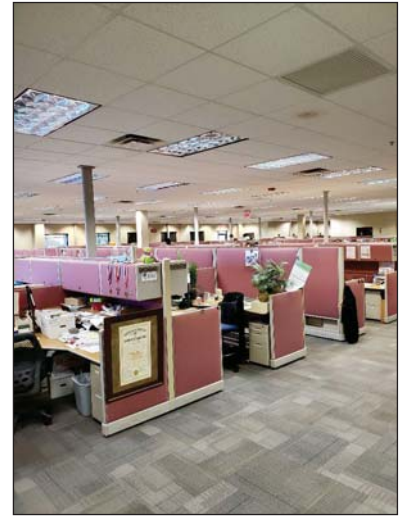
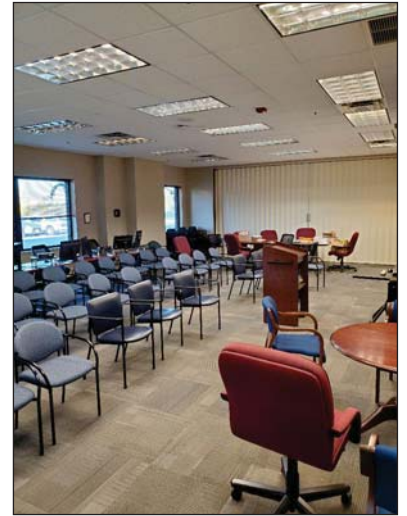
BAUER & ASSOCIATES, REALTORS
"A Leader in Tulsa Commercial Real Estate Since 1979"
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Contact:
Doug Bauer, CCIM
918-665-1210

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Floorplan





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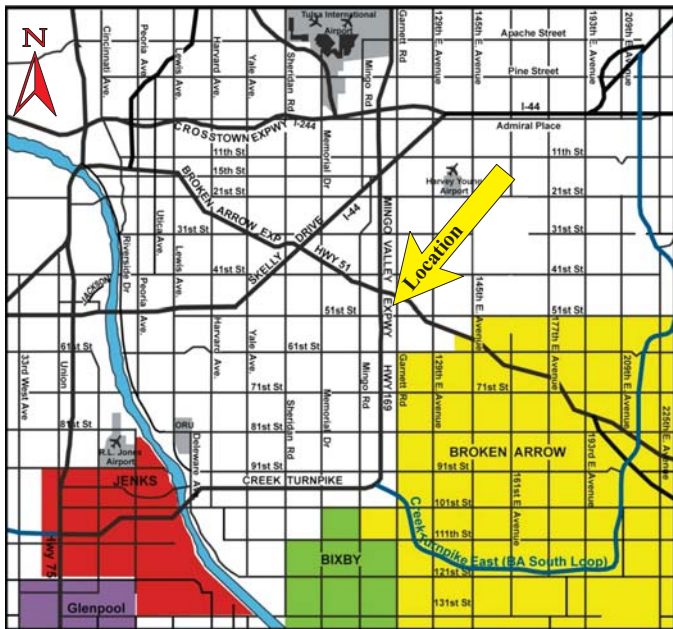


4750 S. Garnett Road Tulsa, OK

Aerial View of Site



Greater Tulsa Area Map



Demographics:

2020	1 Mile	3 Miles	5 Miles
Population	4,859	89,612	226,893
Households	2,087	34,903	91,241
Avg. HH Income	\$37,488	\$67,179	\$75,646

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