BRIDGEPORT I & II

6400 S. Lewis, Tulsa, OK 74136

OFFERING SUMMARY

SALE PRICE:	$1,840,000
AVAILABLE SF:	3,500 - 13,777 SF
LEASE RATE:	$12.00 SF/yr (Full Service)
LOT SIZE:	2.49 Acres
BUILDING SIZE:	27,439 SF
ZONING:	CS
PRICE / SF:	$67.06

PROPERTY OVERVIEW

►Historically an office building but zoned CS (Commercial Shopping)

►CS Zoning allows restaurants and retail

►Frontage on Lewis looking out onto pond with fountain feature and the famous Southern Hills Country Club across the street.

►Southern Hills Country Club is Host to the US Open and PGA Tournament

►9,052 sq ft on the first floor and 4,725 sq ft on the second floor

TULSA, OK
918.496.3636
4745 E. 91st St
Tulsa, OK 74137

BRAXTON FEARS
Senior Managing Director
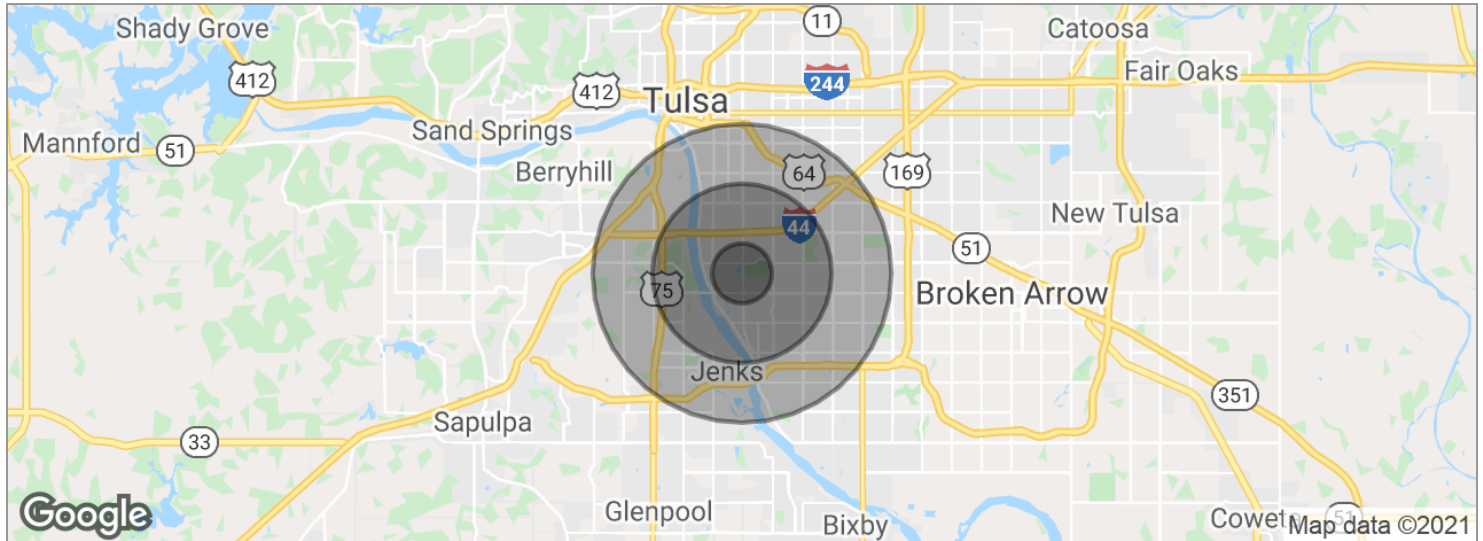O: 918.496.3636
C: 918.269.9706
bfears@kwcommercial.com

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,641	83,385	193,503
Median age	35.1	38.3	39.1
Median age (male)	32.4	36.4	37.3
Median age (Female)	39.0	39.9	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,684	38,235	87,300
# of persons per HH	2.0	2.2	2.2
Average HH income	$51,261	$67,326	$74,740
Average house value	$185,484	$214,655	$240,659

* Demographic data derived from 2010 US Census