

RETAIL PROPERTY FOR LEASE

3533 SOUTH HARVARD | TULSA, OK 74135



OFFERING SUMMARY

Lease Rate:	12.39psf or 2,300.00 PM (MG)
Building Size:	24,600 SF
Available SF:	2,229 SF +/-
Traffic Count:	20,730

PROPERTY OVERVIEW

Midtown Retail Center with great visibility, located at the corner of 36th and Harvard near established neighborhoods in a well traveled corridor.

The 2,229 sf +/- retail space is located on the north end of the center next to Felini's. Currently occupied by Inviting Place. Will be Available in August 2020. The location has a well established tenant mix which includes, Ed Beshara's Fine Clothing, Toni's Flowers & Gifts, Felini's Cookies & Deli and Sweet Tooth Candy & Gift Shop.

FOR MORE INFORMATION CONTACT:

JOHN GRAY

SALES ASSOCIATE

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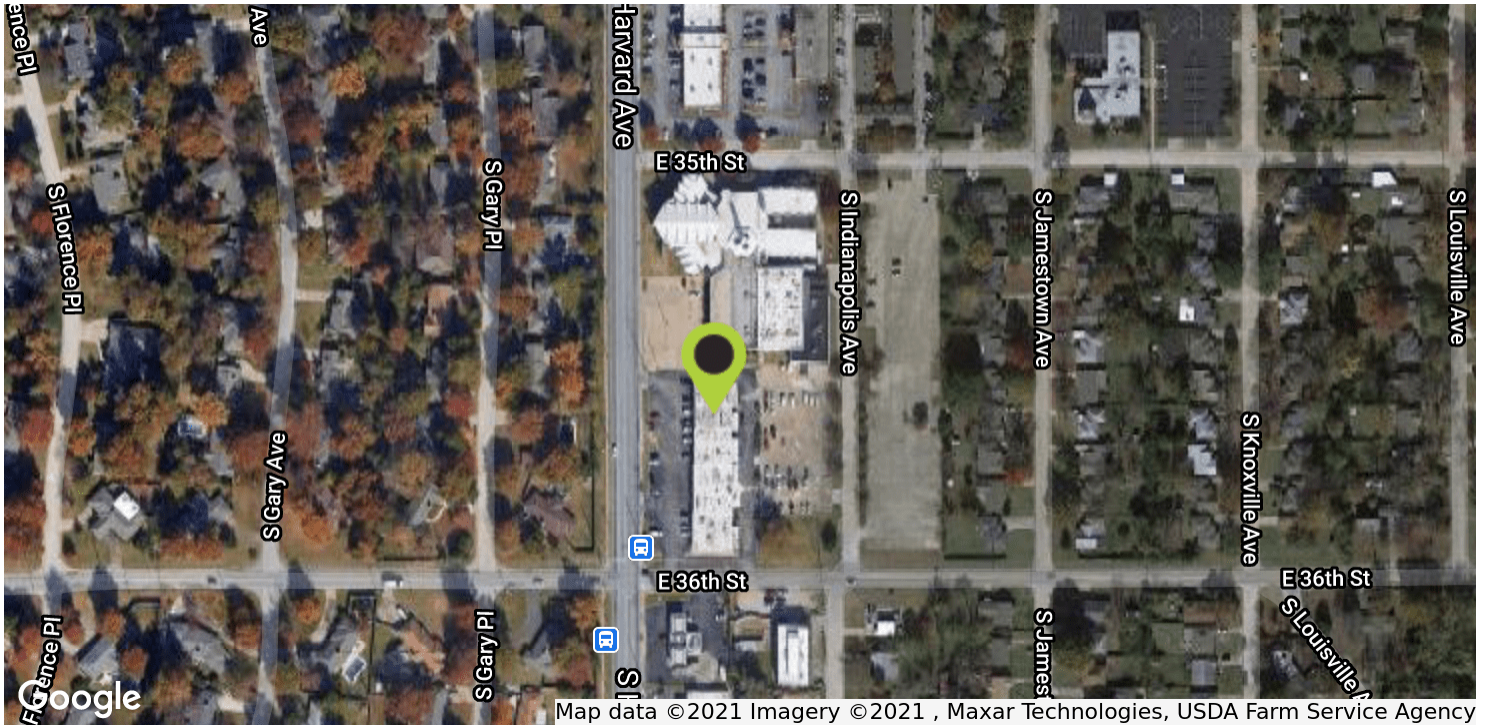
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,590	97,056	250,938
Average age	43.4	39.6	37.2
Average age (Male)	40.9	37.4	35.4
Average age (Female)	47.8	41.6	38.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,641	45,633	112,176
# of persons per HH	2.1	2.1	2.2
Average HH income	\$82,995	\$72,234	\$60,136
Average house value	\$380,987	\$234,826	\$195,752

TRAFFIC COUNTS

S Harvard Ave	20,730/day
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* Demographic data derived from 2010 US Census

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