

**RETAIL | FREE STANDING BUILDING
FOR LEASE**



**THE WRENCH
1303 E 11TH STREET, TULSA, OK 74120**

PROPERTY HIGHLIGHTS

- Route 66 Freestanding Building near Downtown Tulsa
- Former Mechanic Shop with (3) drive-in bays
- CH Zoning which allows multitude of retail uses
- Small sales office and restroom
- Glass Block Windows
- Exposed Wood Roof Joists
- Adjacent to Rapid Transit Bus Stop
- Monument Signage
- Ideal for Retail, Antique/Collectibles, Bar, Restaurant, Art Studio, Office, Services (no CBD, cannabis, liquor stores)

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	1,380 SF
Lot Size:	8,276 SF
Building Size:	1,380 SF
Zoning:	Mixed Use

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,403	5,594	12,598
Total Population	2,033	8,852	21,465
Average HH Income	\$56,985	\$62,444	\$63,664

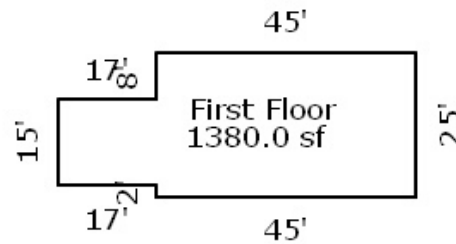
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LOCATION OVERVIEW
NE corner of Route 66 (11th Street) and S. Peoria Ave. Nearby Cherry Street, Central Business District, Pearl District, Gunboat District, Brookside, Hillcrest Medical Center, St. Johns Hospital, and Utica Square

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