



**1303 E 11th St, 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 and 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)
- City of Tulsa reserves the right to approve the use

**Offering Summary**

LEASE RATE:	\$25.00 SF/yr (NNN)
AVAILABLE SF:	1,380 SF
LOT SIZE:	8,276 SF
BUILDING SIZE:	1,380 SF

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

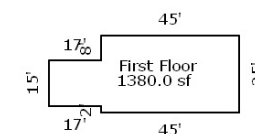
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THE WRENCH

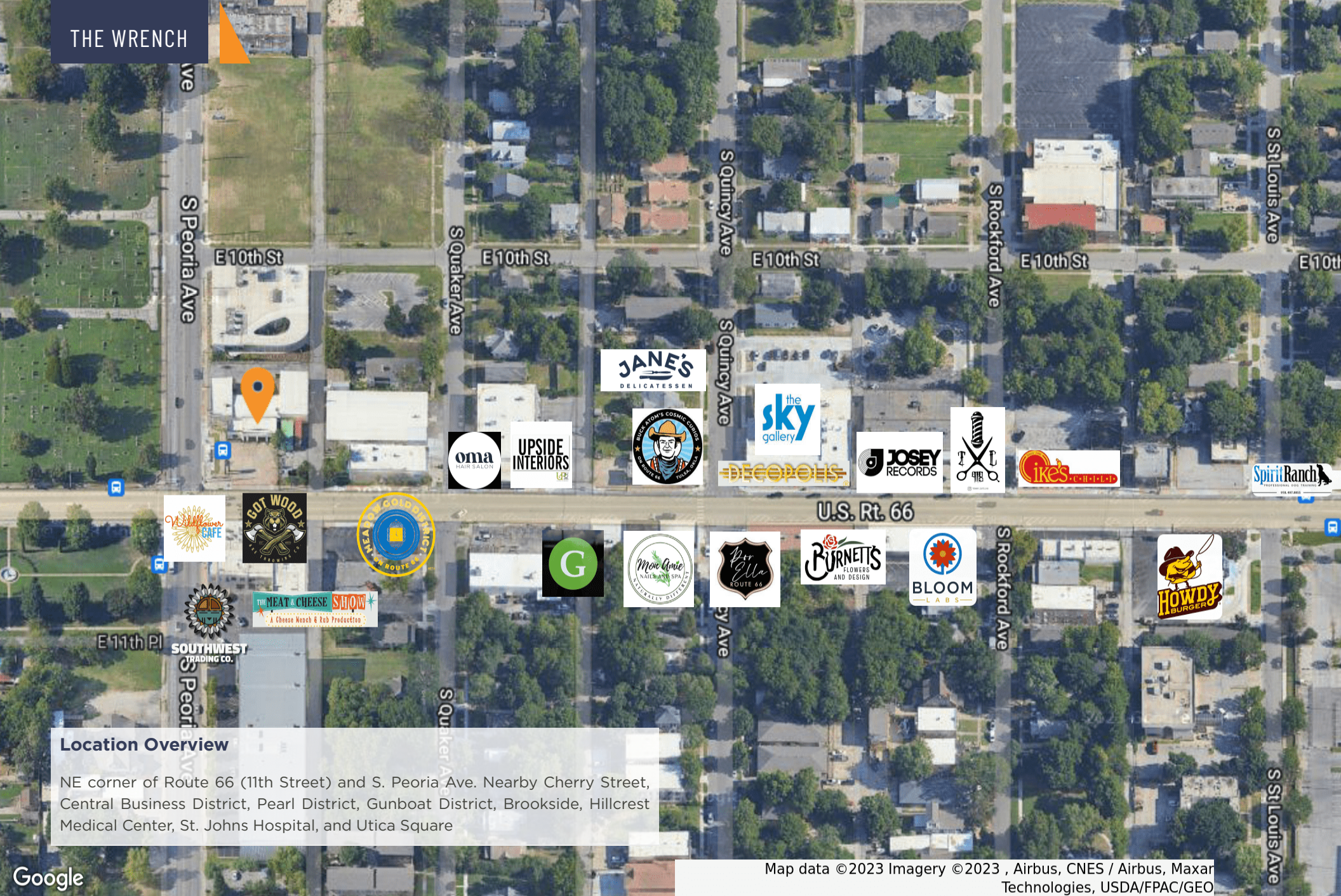


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**Location Overview**

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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