

Office/Retail Buildings

3030 S Harvard Ave and 3242 E 30th Pl Tulsa, OK 74114



Property Features

Two adjacent parcels totaling 0.97± acres* with 9,489± square feet* of improvements located just north of the NW corner of E. 31st Street and S. Harvard Avenue. The traffic count on S. Harvard is 29,500 cars per day; it is 15,500 cars per day on E. 31st Street. Great opportunity for medical, general office or retail. Properties can be purchased individually or as a package.

3030 S. HARVARD AVENUE

- + 6,928± SF on 0.70± Acres*
- Interior finish includes 6-7 exam rooms, waiting room, 3 private offices, lab/tech area, large open sales floor and basement storage
- + 112'± of Harvard Frontage
- + Zoned CH; 46± Parking Spaces
- + Prominent Pole Signage on Harvard
- + Close Proximity to Highway 51 (Broken Arrow Expressway)

3242 E. 30TH PLACE

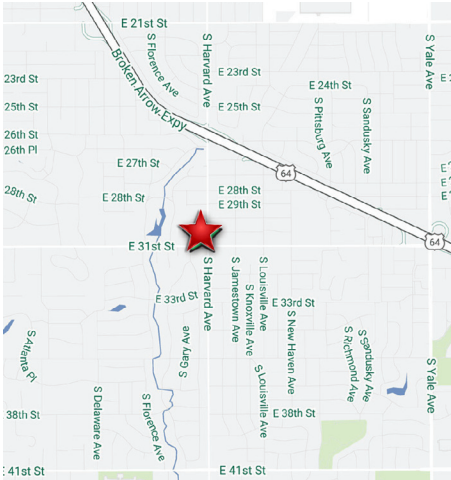
- + 2,561± SF on 0.27± Acres*
- Adjacent to the West
- Residence with opportunity to redirect back to office. Ideal for small general or medical office users.
- + Two Car Carport with Storefront Parking
- + Zoned CH; Pole Signage

* Source: Appraisal and Assessor

Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

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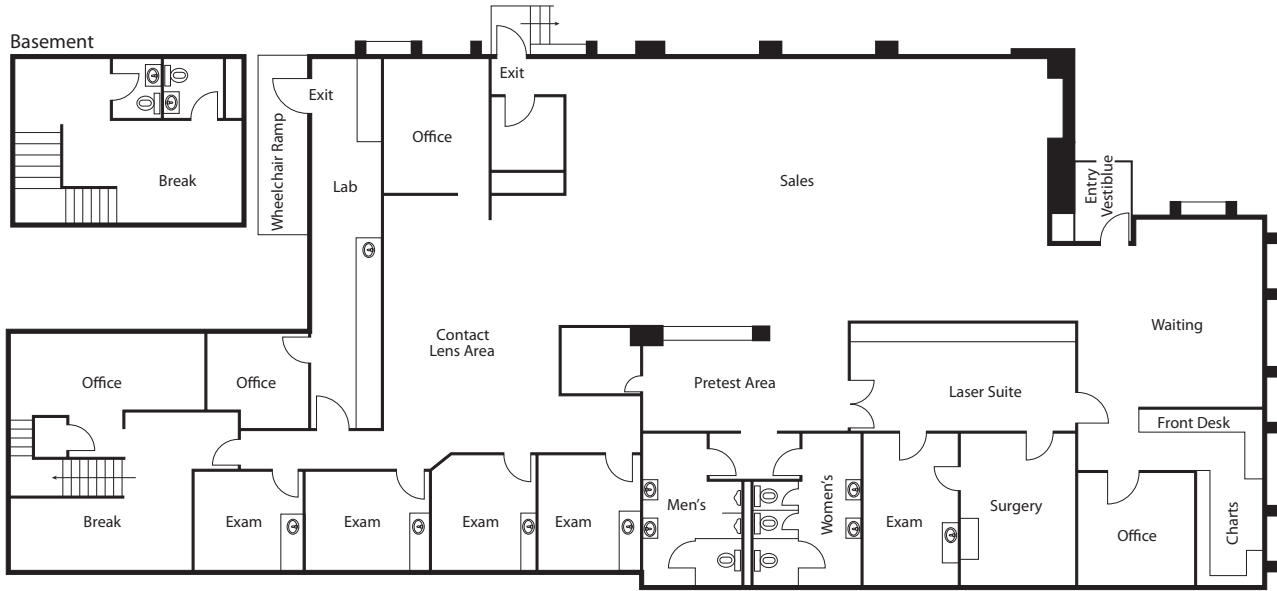


Demographics

POPULATION	
1 Mile	10,997
3 Miles	95,018
5 Miles	248,034
AVERAGE HOUSEHOLD INCOME	
1 Mile	\$95,524
3 Miles	\$76,807
5 Miles	\$62,705
DAYTIME POPULATION	
1 Mile	4,391
3 Miles	80,641
5 Miles	219,281



FLOORPLAN - 3030 S. HARVARD AVENUE



FLOORPLAN - 3242 E. 30TH PLACE



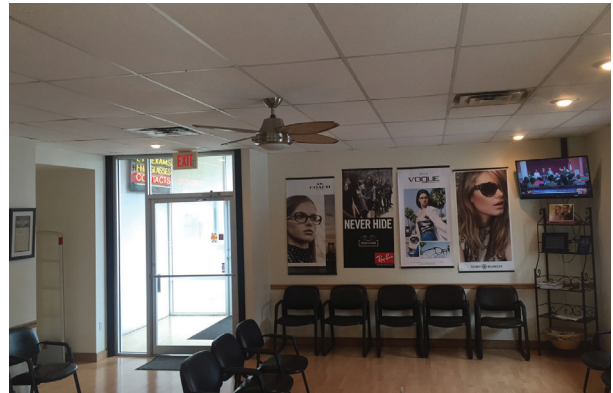
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Freestanding Buildings for Sale or Lease

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WIGGIN
PROPERTIES, LLC



Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

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