# Executive Summary




## Details

| | |
|---|---|
| Lease Rate: | $12 SF/yr (NNN) |
| Available SF: | 2,500 - 15,000 SF |
| Building Size: | 54,600 SF |

## Highlights

- Great visibility
- Great traffic and demographics
- Ample parking
- Flexible floor plan

## Overview

Don't miss this great sublease opportunity at 11331 E. 31st, Tulsa, OK. The space can set up as an open floor plan and can very easily be divided into smaller space. This space is in a retail strip center with great parking, in a great location, just minutes from Highway 169. It sits at the hard corner of E. 31st and Garnett, providing great traffic, visibility and surrounded by rooftops.

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## Additional Photos











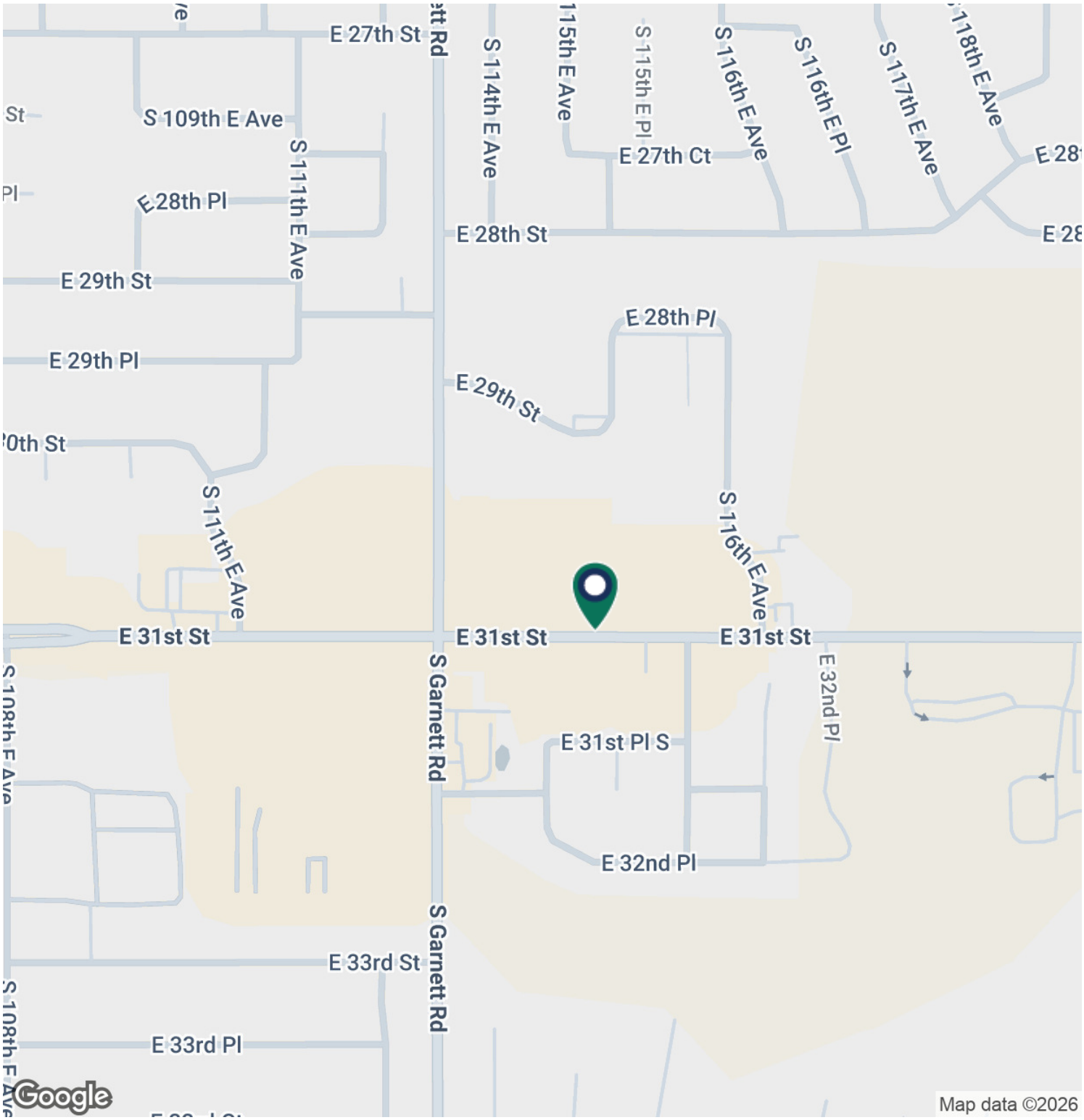


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## Location Map

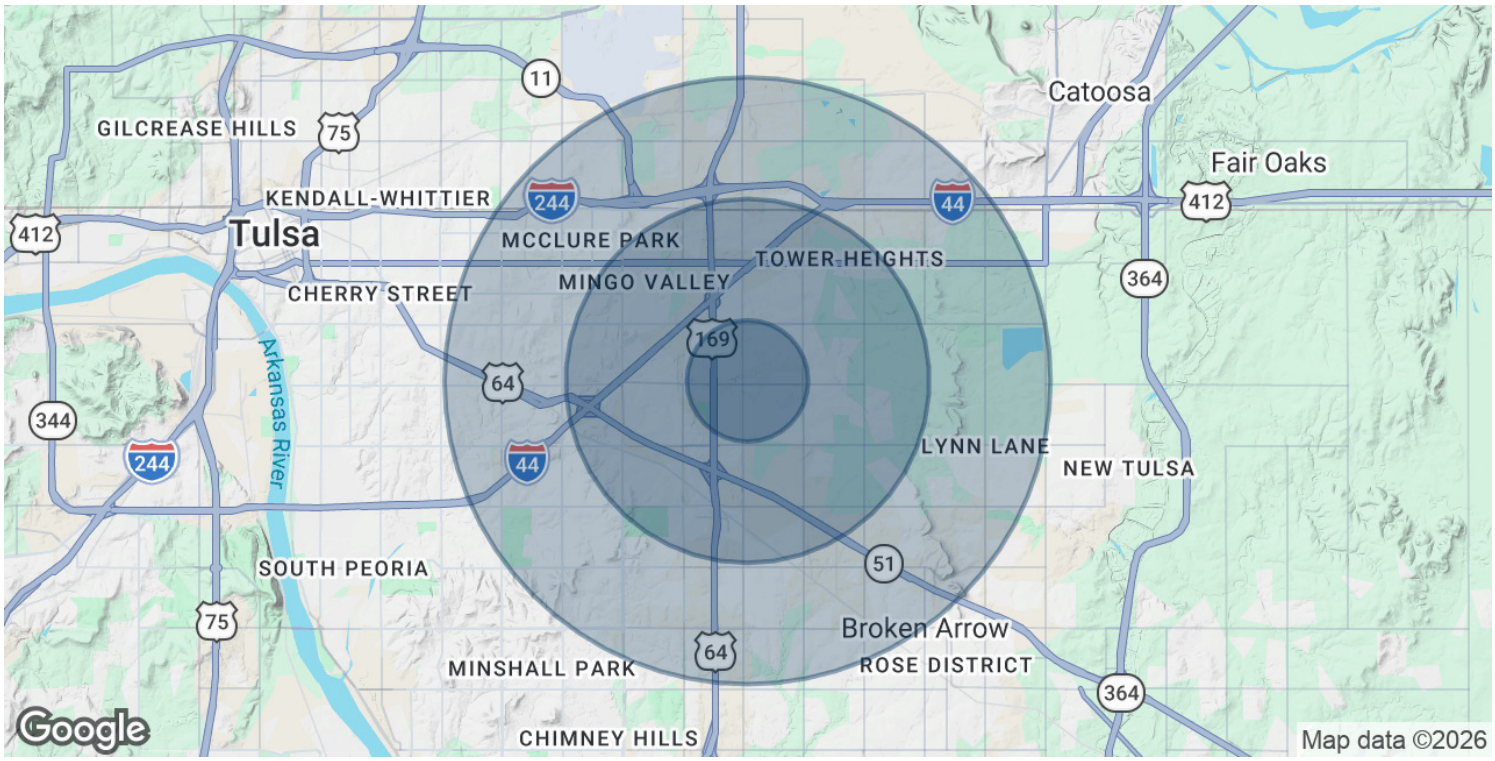



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# Demographics Map & Report




| Population | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Population | 19,287 | 83,423 | 190,056 |
| Average Age | 33 | 36 | 38 |
| Average Age (Male) | 32 | 35 | 37 |
| Average Age (Female) | 34 | 37 | 39 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Households | 6,353 | 31,600 | 76,610 |
| # of Persons per HH | 3 | 2.6 | 2.5 |
| Average HH Income | $63,071 | $62,795 | $76,708 |
| Average House Value | $178,818 | $177,328 | $203,618 |

*2020 American Community Survey (ACS)*

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