

Burlington Coat Factory - Garden Area

7030 S Memorial Tulsa, OK 74133



LAND SPACE NOW AVAILABLE

Available SF:
GARDEN AREA ONLY

3,920 SF

3,920 square feet under roof in fenced in garden area adjoining Burlington Coat at the busy south Tulsa intersection of 71st & S Memorial across from Woodland Hills Mall.

Lease Rate:

\$4.25 SF/yr (Gross)

> \$4.25 per sq ft - 3,920 square feet

> \$1,388.00 monthly rent

Lot Size:

3,290 SF

Monthly Rent:

\$1,388.30

Cross Streets:

71st Street & S Memorial

020915

FOR MORE INFORMATION, CONTACT

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	227,367
Population Density	227,367
Median Age	37.9
Median Age (Male)	36.3
Median Age (Female)	39.2
Total Households	95,824
# of Persons Per HH	2.4
Average HH Income	\$76,426
Average House Value	\$196,060

TRAFFIC COUNTS (per ACOG)

71st St	east	46,864
71st St	west	41,656
S Memorial	north	35,838
S Memorial	south	32,156

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.