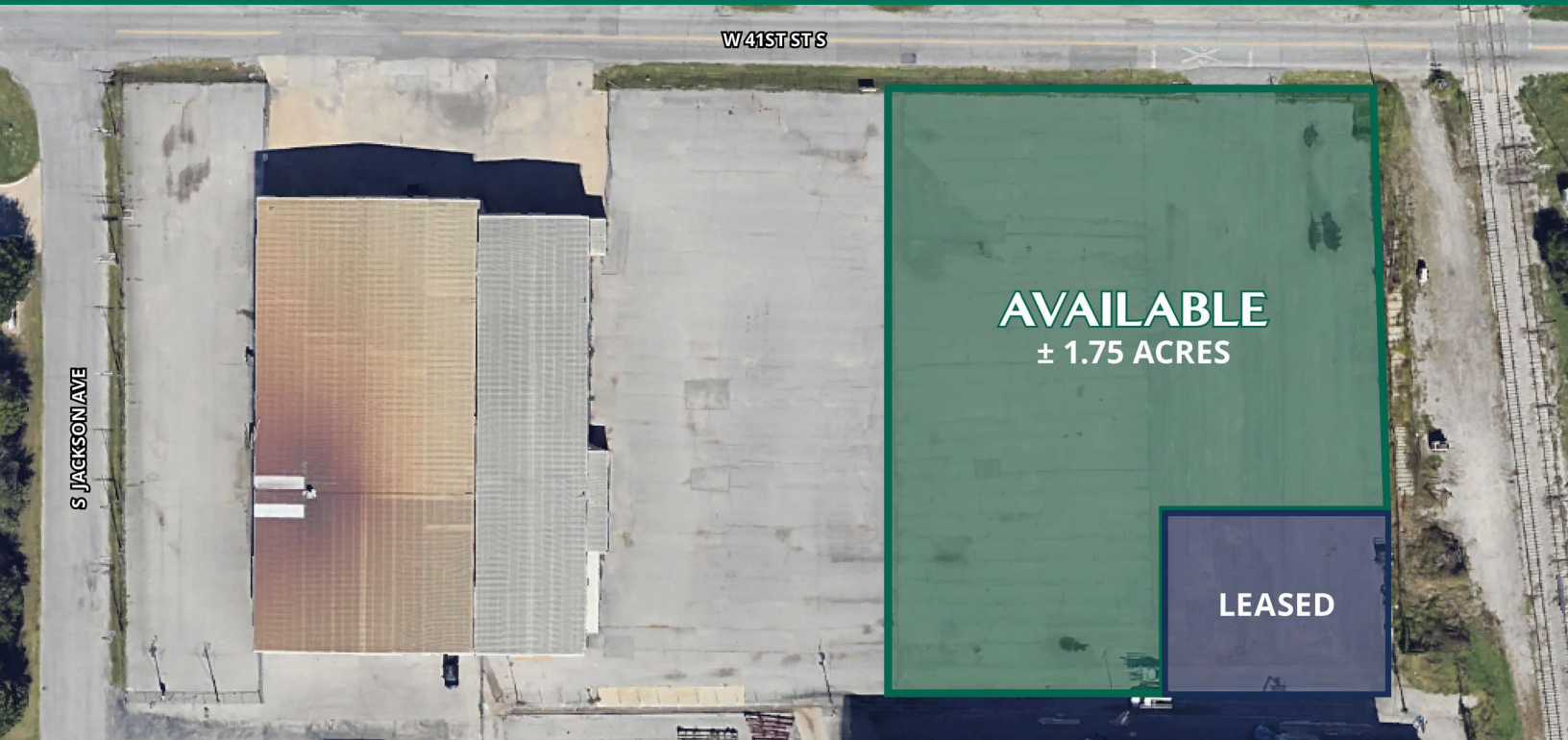


640 W 41ST ST

TULSA, OK 74107



PROPERTY DESCRIPTION

Industrial Outdoor Storage

Well-positioned IOS property offering rare availability in today's market. Ideal for contractors, trucking, and construction users seeking secure, functional yard space with excellent highway access.

PROPERTY HIGHLIGHTS

- ±76,230 SF / ±1.75 Acres
- Fully Fenced & Paved Yard
- Lit Yard
- Shared Ingress/Egress with Adjacent Leased Yard
- Zoned Industrial Medium (IM)

OFFERING SUMMARY

Lease Rate:	\$1.00 SF/yr (Gross)
Monthly Rate:	\$6,352.50
Available Space:	76,230 SF / 1.75 Acres
Zoned:	IM

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,285	27,361	70,893
Total Population	2,923	57,042	158,052
Average HH Income	\$59,750	\$96,877	\$88,959

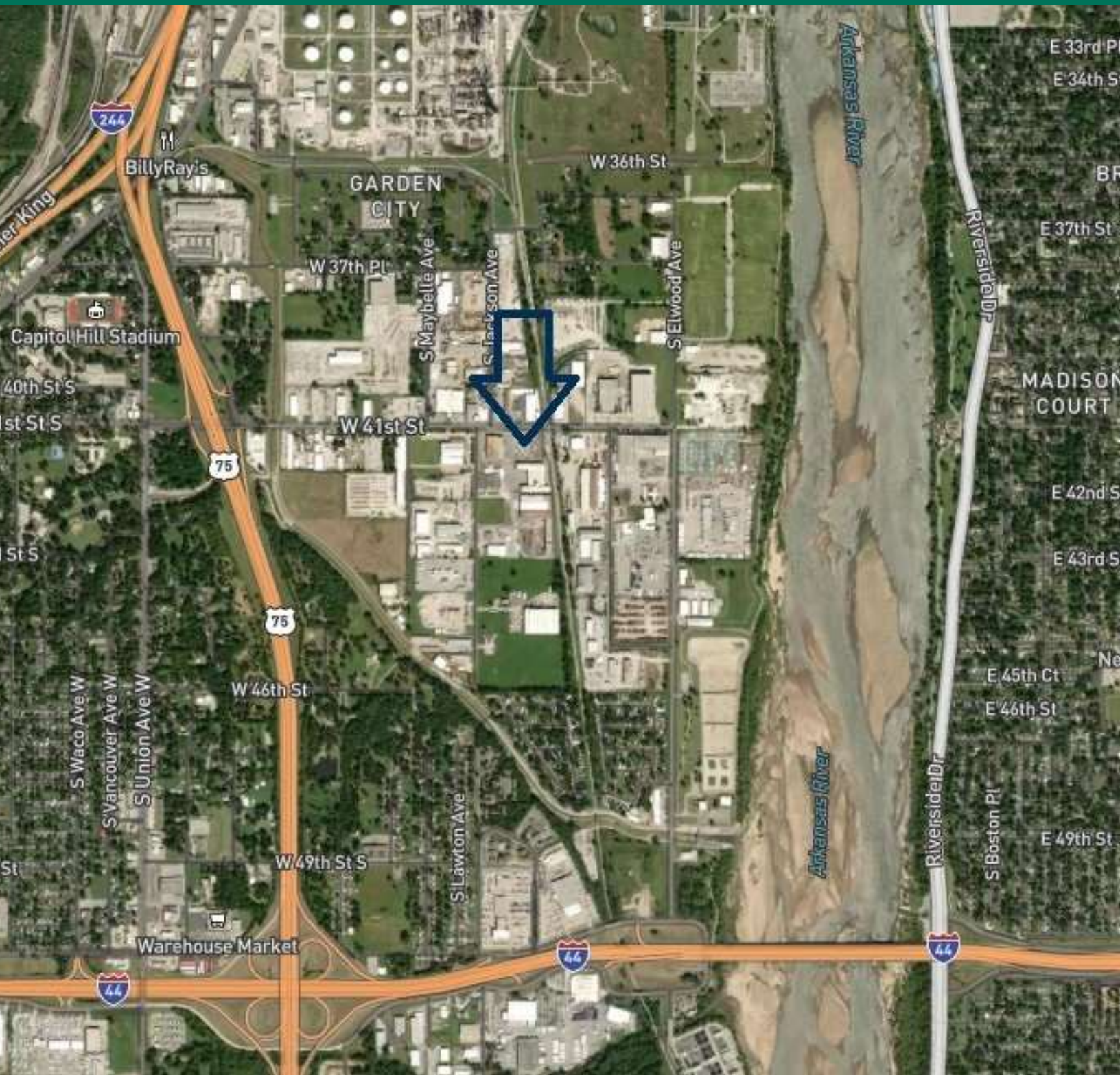
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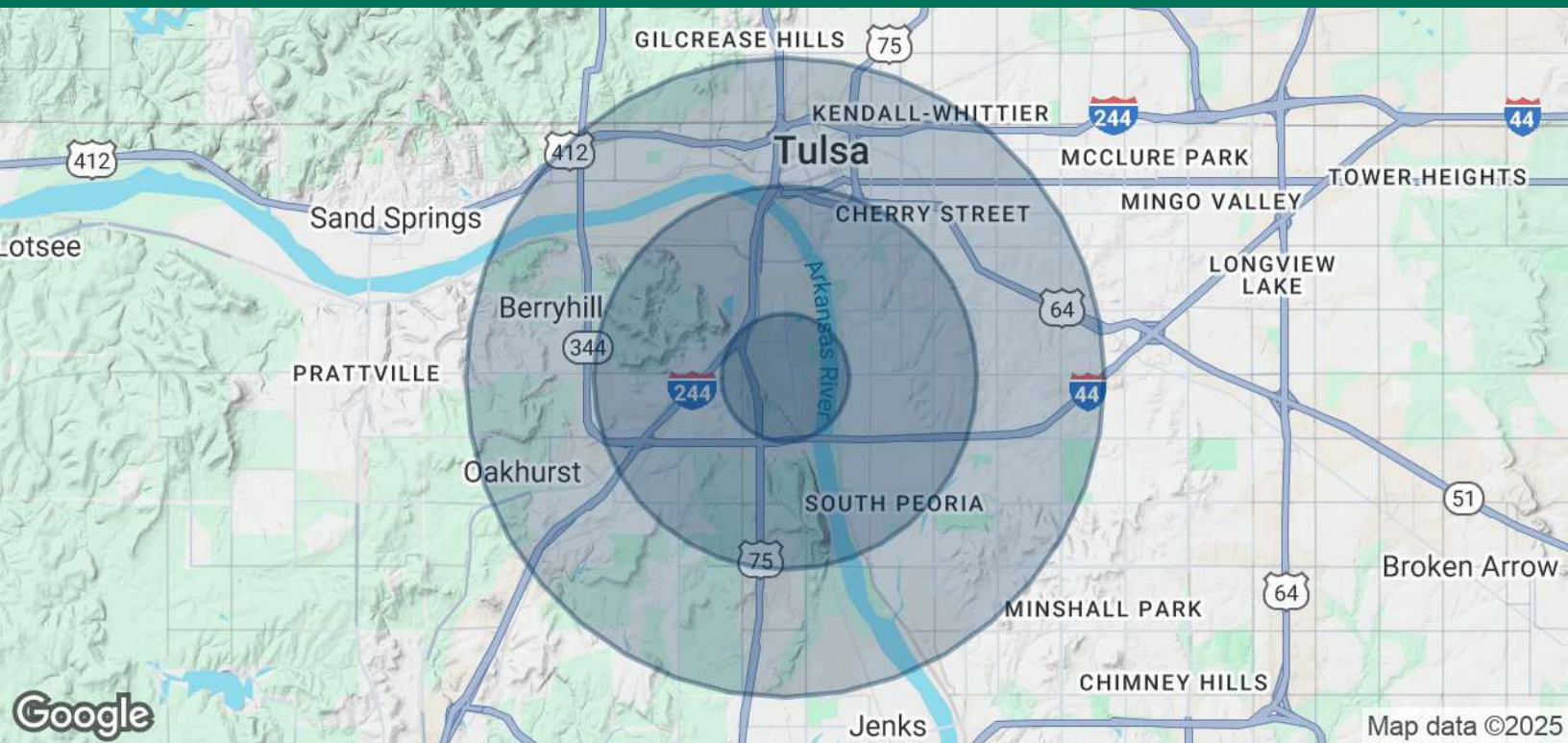
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,923	57,042	158,052
Average Age	41	41	40
Average Age (Male)	39	40	39
Average Age (Female)	42	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,285	27,361	70,893
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$59,750	\$96,877	\$88,959
Average House Value	\$144,644	\$353,726	\$303,751

*Demographics data derived from AlphaMap***JOSH LOVE**

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