

GLENPOOL CENTER

13813 CASPER GLENPOOL, OK 74033



PROPERTY DESCRIPTION

- + Newly renovated
- + Great exposure
- + 2nd generation office / retail available
- + White boxed spaces available

LOCATION DESCRIPTION

Glenpool Center is located 5 miles South of Tulsa, just North of the 141st Street intersection on Highway 75. 3 Miles South of the Turnpike. 46,000 cars / day travel past Glenpool Center. The speed limit is reduced to 45 MPH in front of the Center.

OFFERING SUMMARY

Lease Rate:	\$14.00 / SF / YR
Available SF:	500 SF 1000 SF 1250 SF (2) 2500 SF
Lot Size:	3.4 Acres
Building Size:	22,600 SF

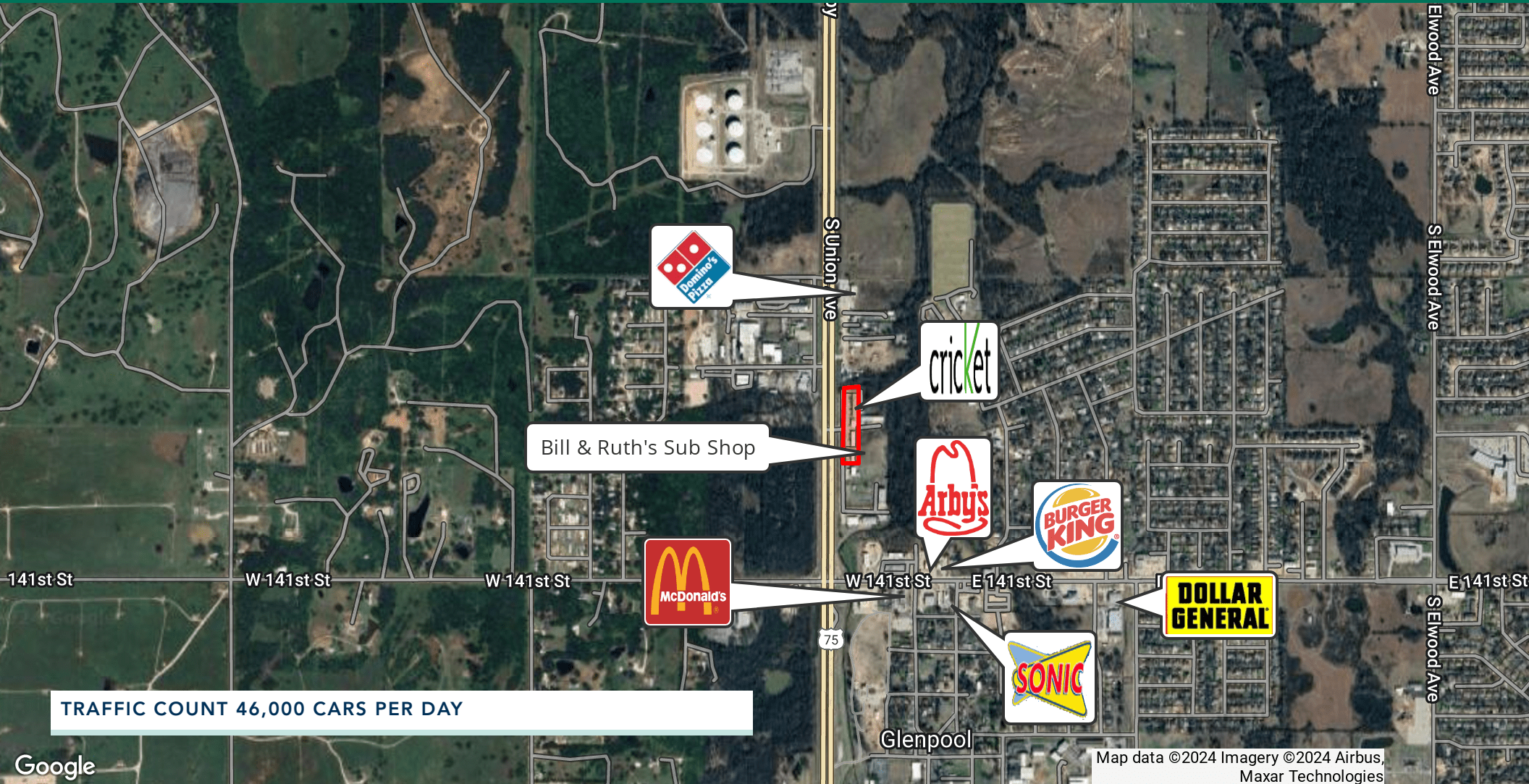
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TRAFFIC COUNT 46,000 CARS PER DAY

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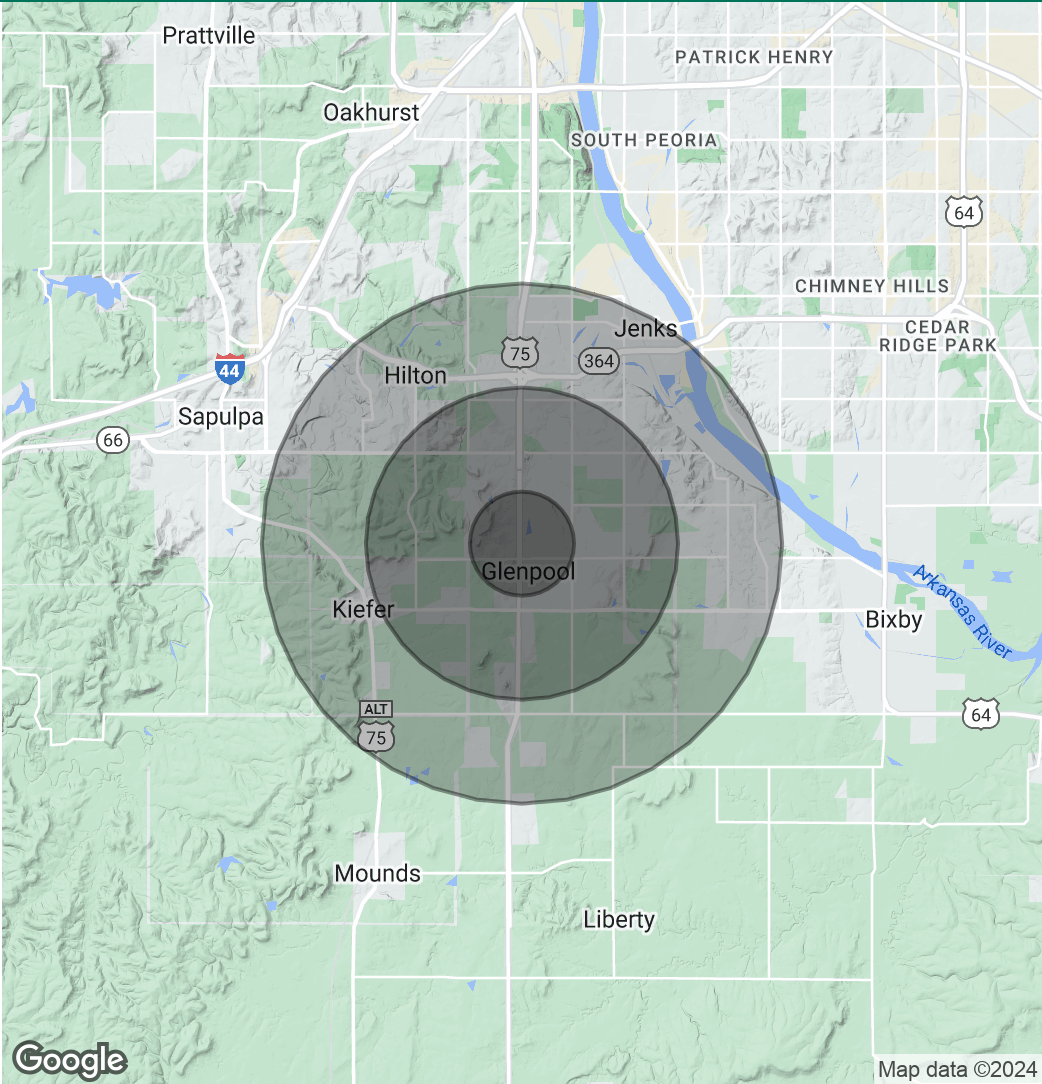
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,376	24,452	48,317
Average Age	33.3	34.2	36.4
Average Age (Male)	32.6	33.3	36.0
Average Age (Female)	34.3	35.0	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,563	8,467	17,588
# of Persons per HH	2.8	2.9	2.7
Average HH Income	\$81,265	\$93,901	\$98,338
Average House Value	\$128,688	\$188,844	\$208,921

2020 American Community Survey (ACS)



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