



### **OFFERING SUMMARY**

Lease Rate:	Negotiable
Building Size:	6,200 SF
Available SF:	6,200 SF
Year Built:	2004

03162020

### **PROPERTY OVERVIEW**

This freestanding building is being offered for sublease.

This building and parking lot are well maintained, with excellent pylon signage available.

Major retailers in the area are: Planet Fitness, Denny's, Wal-Mart SuperCenter.

### **PROPERTY HIGHLIGHTS**

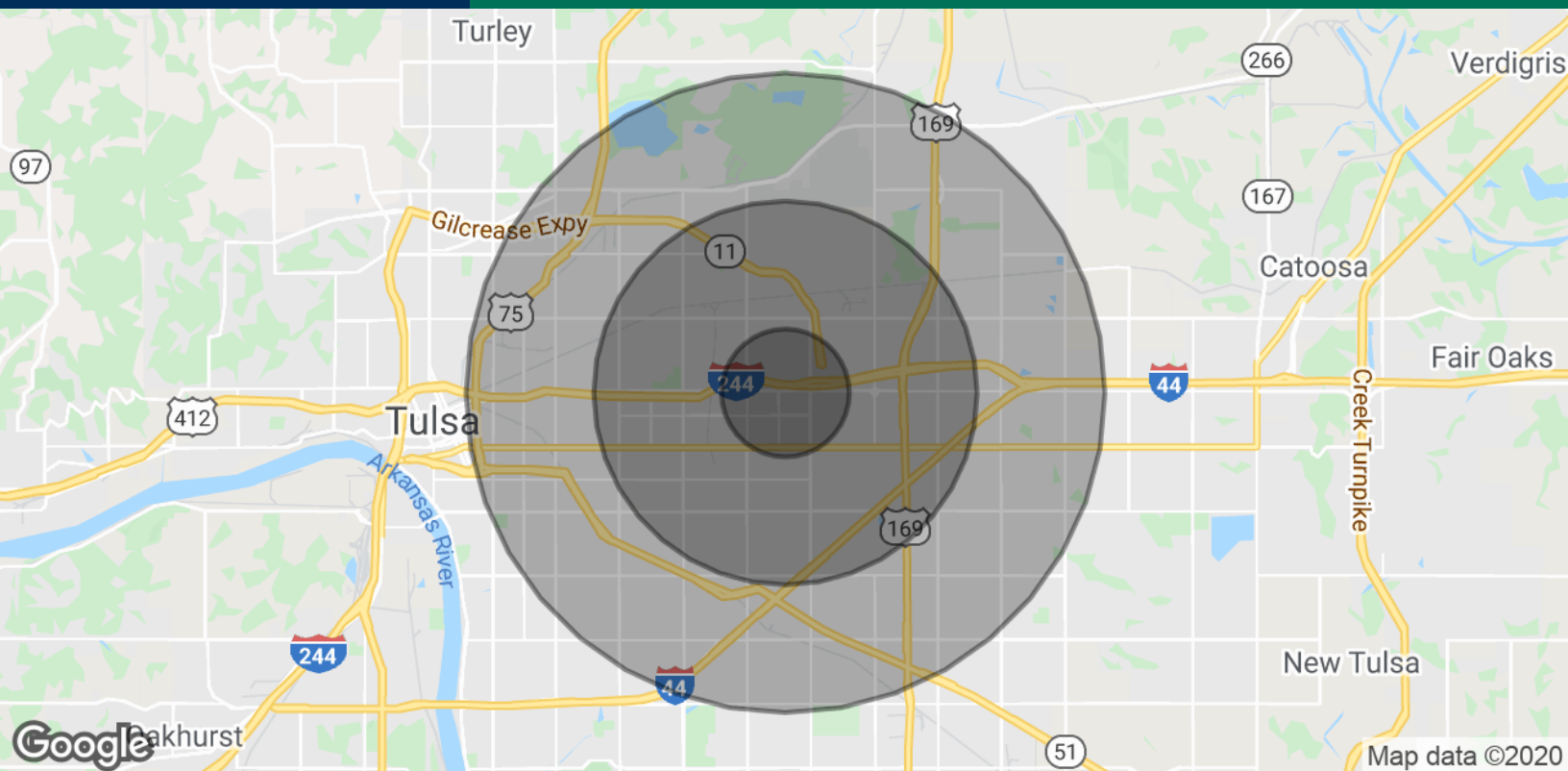
- Pylon signage available
- Two entrances
- Easy access
- Ample parking
- strong traffic counts

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The information above has been obtained from sources believe 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.

# FORMER AARON'S BUILDING #C1505

7418 E Admiral Place, Tulsa, OK 74115



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,363	70,717	181,975
Average age	31.3	34.4	34.2
Average age (Male)	30.1	32.5	32.3
Average age (Female)	32.4	36.3	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,533	28,692	74,735
# of persons per HH	2.7	2.5	2.4
Average HH income	\$42,751	\$44,682	\$47,408
Average house value	\$77,357	\$87,738	\$118,048

\* Demographic data derived from 2010 US Census

### TRAFFIC COUNTS-ODOT

E Admiral Place	east/west	15,500
S Sheridan	north	19,700
S Sheridan	south	19,200

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