

FORMER FAMILY DOLLAR #25022 | TULSA

6721 E ADMIRAL PLACE, TULSA, OK 74115



PROPERTY DESCRIPTION

The freestanding building is being offered for sublease with a lease expiration date of 12/31/2026.

Ideally located just south of I-244, offering easy access.

PROPERTY HIGHLIGHTS

- Pylon signage available
- Excellent visibility
- Easy access

TRAFFIC COUNT | ODOT

E Admiral Place	east/west	14,200 AADT
-----------------	-----------	-------------

OFFERING SUMMARY

Lease Rate:	\$11.25 SF/yr (Gross)
Number of Units:	1
Available SF:	8,000 SF
Sublease:	12/31/2026
Lot Size:	23,798 SF
Building Size:	8,000 SF

EV ERNST

ernst@priceedwards.com
O: 405.843.7474

FORMER FAMILY DOLLAR #25022 | TULSA

6721 E ADMIRAL PLACE, TULSA, OK 74115



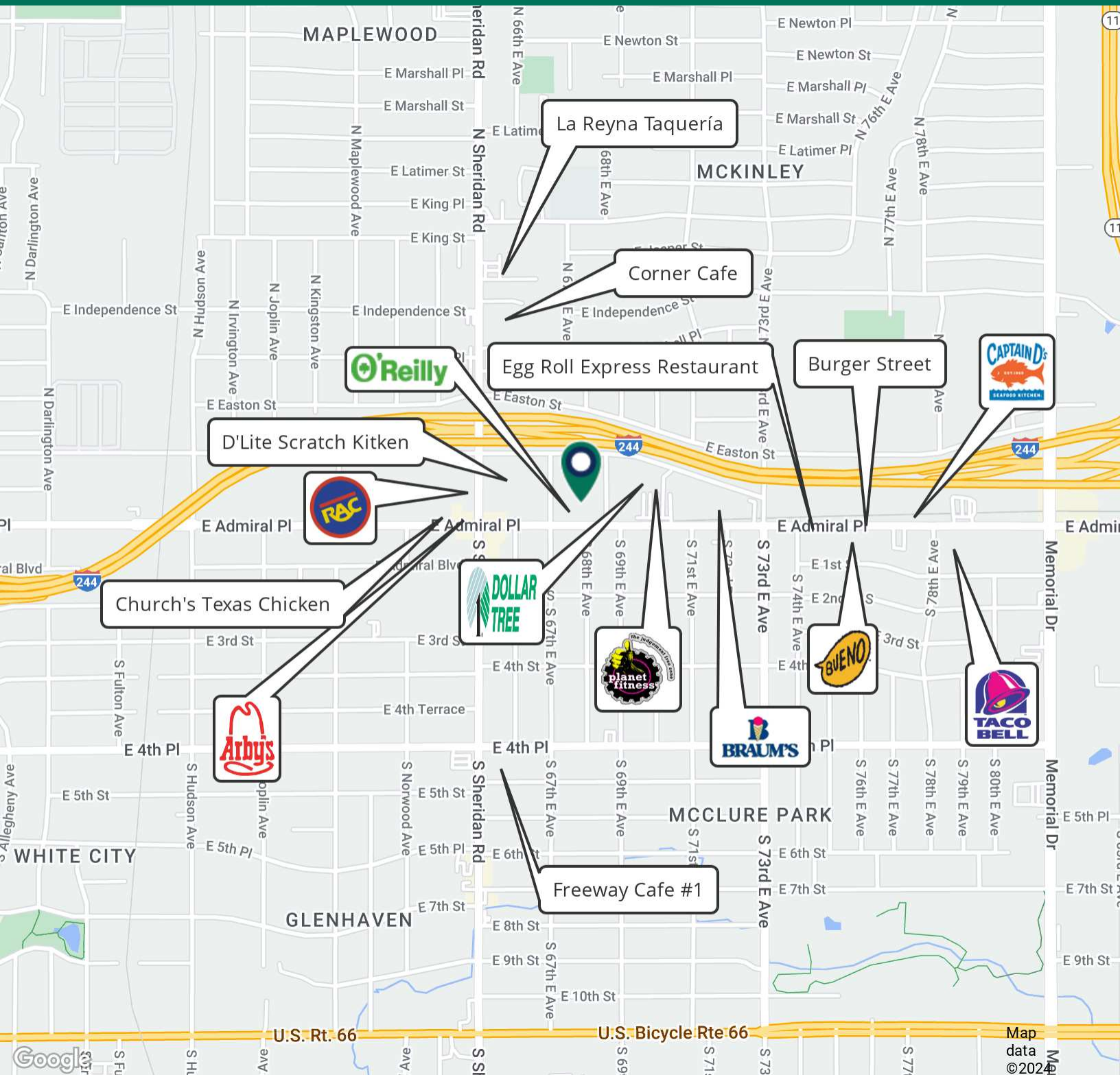
EV ERNST

ernst@priceedwards.com

O: 405.843.7474

FORMER FAMILY DOLLAR #25022 | TULSA

6721 E ADMIRAL PLACE, TULSA, OK 74115



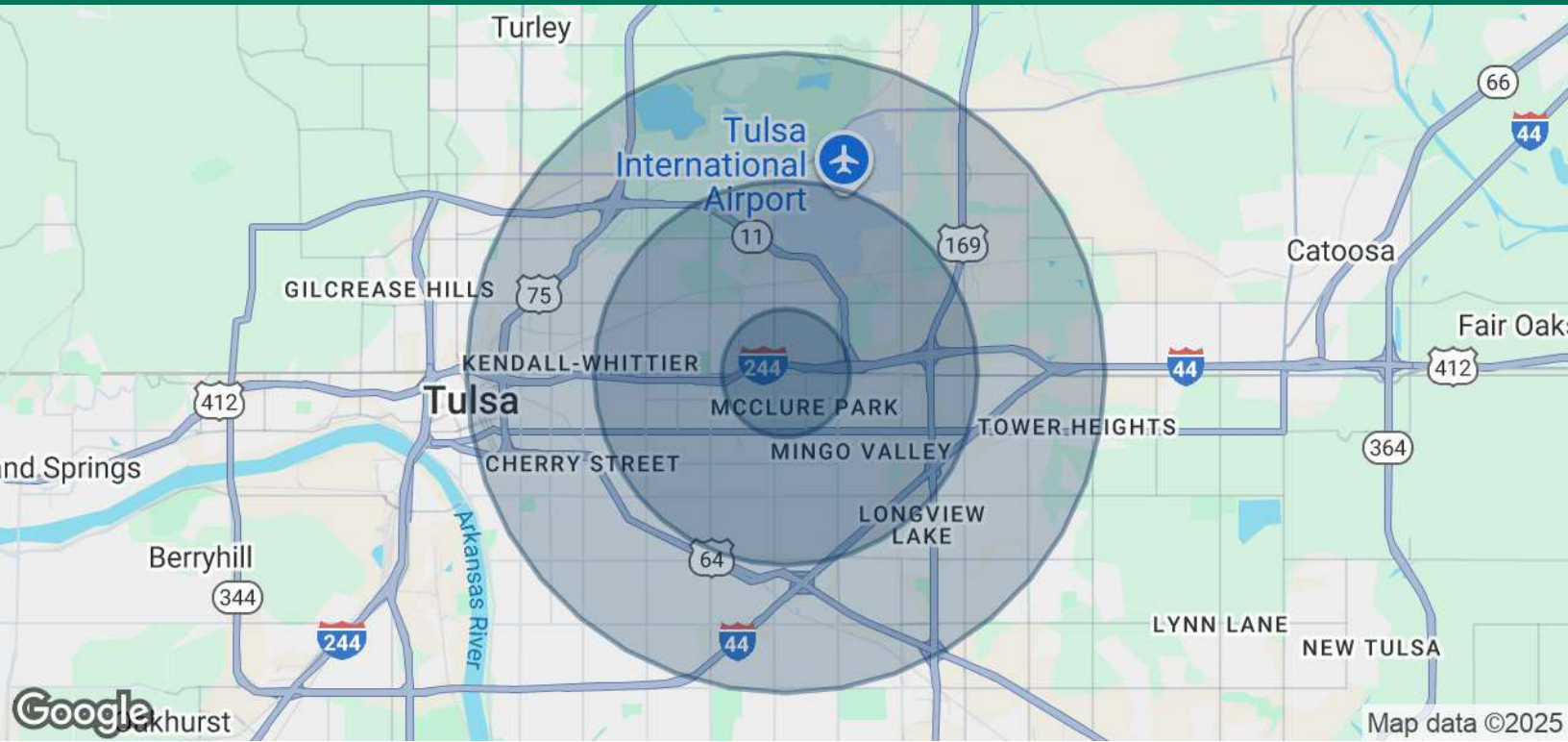
EV ERNST

ernst@priceedwards.com

O: 405.843.7474

FORMER FAMILY DOLLAR #25022 | TULSA

6721 E ADMIRAL PLACE, TULSA, OK 74115



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,098	76,351	178,657
Average Age	35	37	37
Average Age (Male)	35	36	37
Average Age (Female)	36	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,776	30,187	71,742
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$56,402	\$57,581	\$71,899
Average House Value	\$120,279	\$160,392	\$215,970

Demographics data derived from AlphaMap

09222025

EV ERNST

eernst@priceedwards.com

O: 405.843.7474