

RESTAURANT BUILDING - FOR LEASE

10804 East 71st Street Tulsa, OK 74133



FREESTANDING RESTAURANT BUILDING FOR LEASE

Building Size:	5,259 SF
Lease Rate:	Negotiable
Lot Size:	1.38 Acres
Year Built:	2017
Traffic Counts:	71st Street/Kenosha - 36,400 cpd Highway 169 - 90,800 cpd Garnett Road - 25,439 cpd
Cross Streets:	71st Street S./Kenosha & Highway 169
Furniture, Fixtures & Equipment:	Included, New

HIGHLIGHTS

- * This former Native Grill restaurant is located on an outparcel in front of CineMark Theatre with access via traffic light at E. 71st St & S. 109th E Ave.
- * Native Grill was open less than 3 months, all FF&E is in like new condition.
- * Covered patio area for outdoor dining.
- * Traffic generators include CineMark IMAX Theatre, SuperTarget, Kohl's, Best Buy, Michaels, Lowe's, and Union Public Schools.

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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.