

FREESTANDING BUILDING FOR SALE

1906 S SHERIDAN RD, TULSA, OK 74112



## PROPERTY DESCRIPTION

The building sits on an large lot, providing abundant parking surrounding the building on three sides. Just over 2 acres of adjacent land to the west is included with the property for future development.

Area retailers include Dollar Tree, Big Lots, McDonald's, O'Reilly and AutoZone.

## PROPERTY HIGHLIGHTS

- Large pylon signage
- easy access

## TRAFFIC COUNTS

S Sheridan Rd	north	17,300
S Sheridan Rd	south	17,600

## OFFERING SUMMARY

Sale Price:	\$990,000
Lot Size:	3.7 Acres
Building Size:	7,700 SF

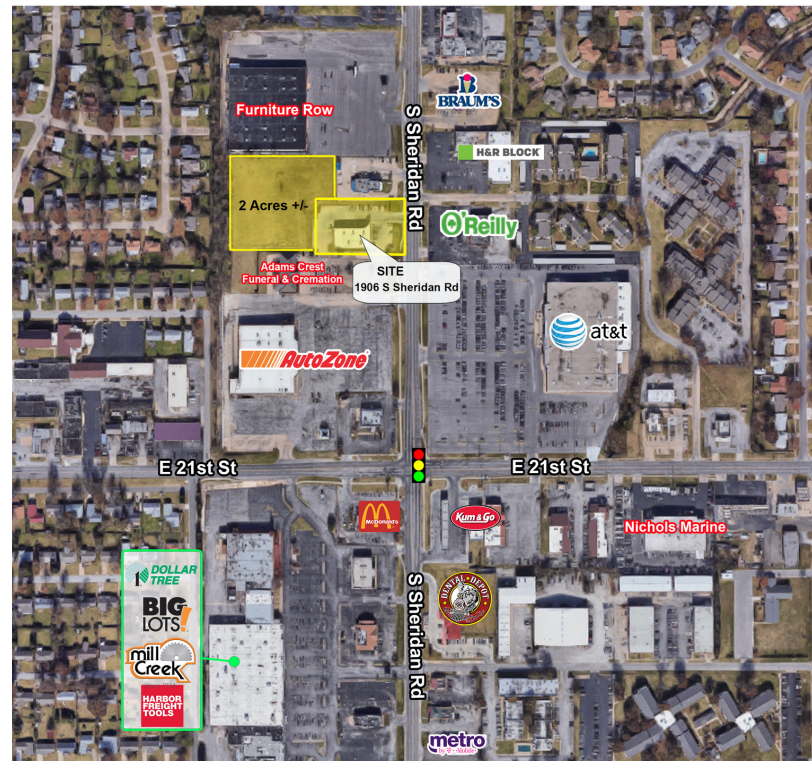
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,256	45,086	105,140
Total Population	11,001	96,816	223,227
Average HH Income	\$54,667	\$56,632	\$62,846
Average House Value	\$121,852	\$128,279	\$154,746
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## EV ERNST

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