

RETAIL LAND | FOR SALE | TULSA

4734 N PEORIA AVE, TULSA, OK 74126



PROPERTY DESCRIPTION

This commercially zoned tract fronts on N. Peoria wraps around the O'Reilly building.

Peoria Avenue is a major north south street through Tulsa on the west side.

Traffic drivers in the vicinity are: McLain High School of Science & Technology, Monroe Middle School and Chamberlain Community Center as well as retails such as Walgreens, Dollar General, Dollar Tree and fast food tenants KFC and Church's Chicken.

OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	1.73 Acres
Frontage:	100' +/-
Zoning:	CS
Cross Streets:	N Peoria Ave & E 46th St N

TRAFFIC COUNTS

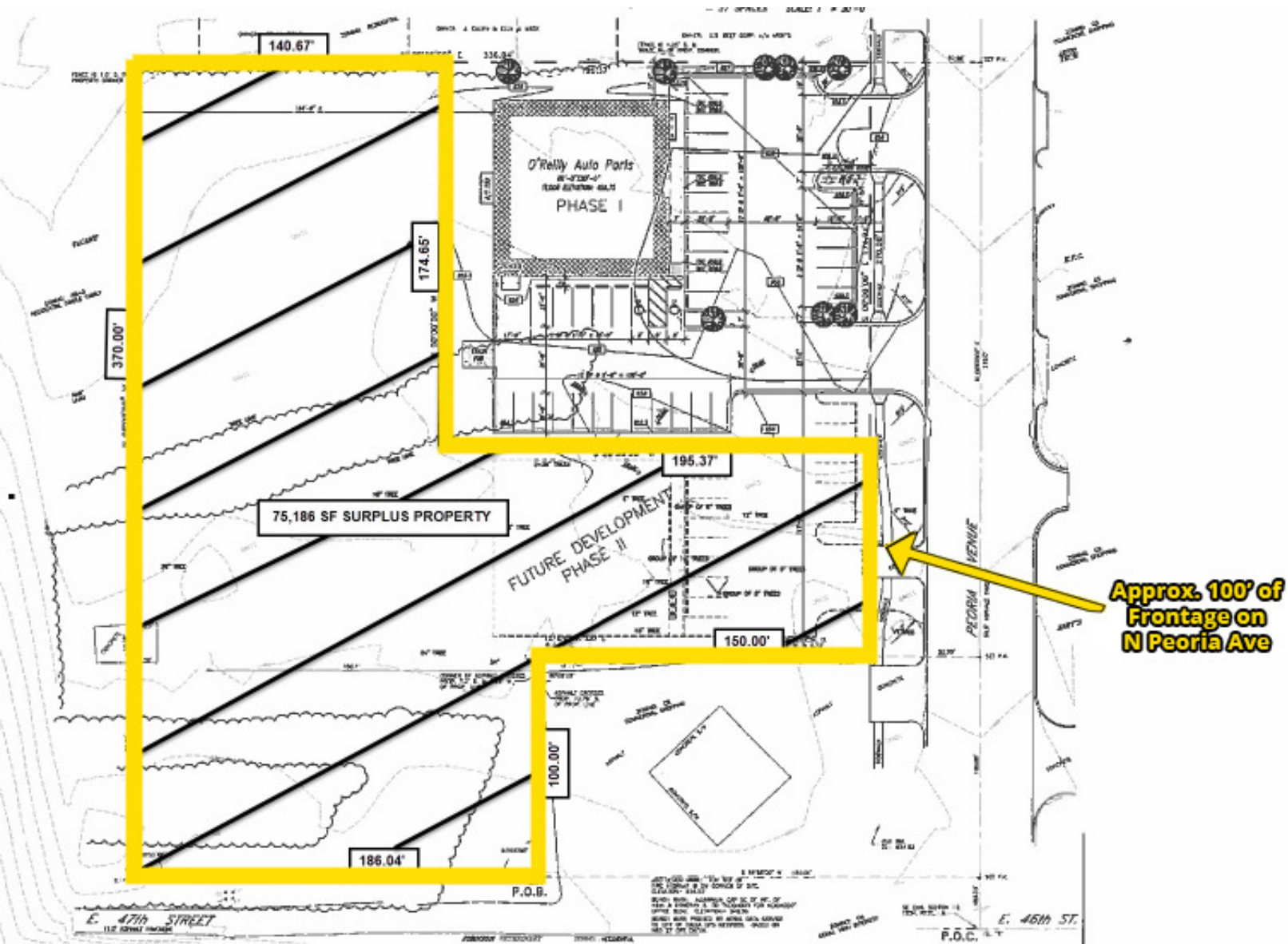
Add text here...	North South	8,956 9,658
E 46th St N	East West	4,939 8,670

EV ERNST

ernst@priceedwards.com
O: 405.843.7474

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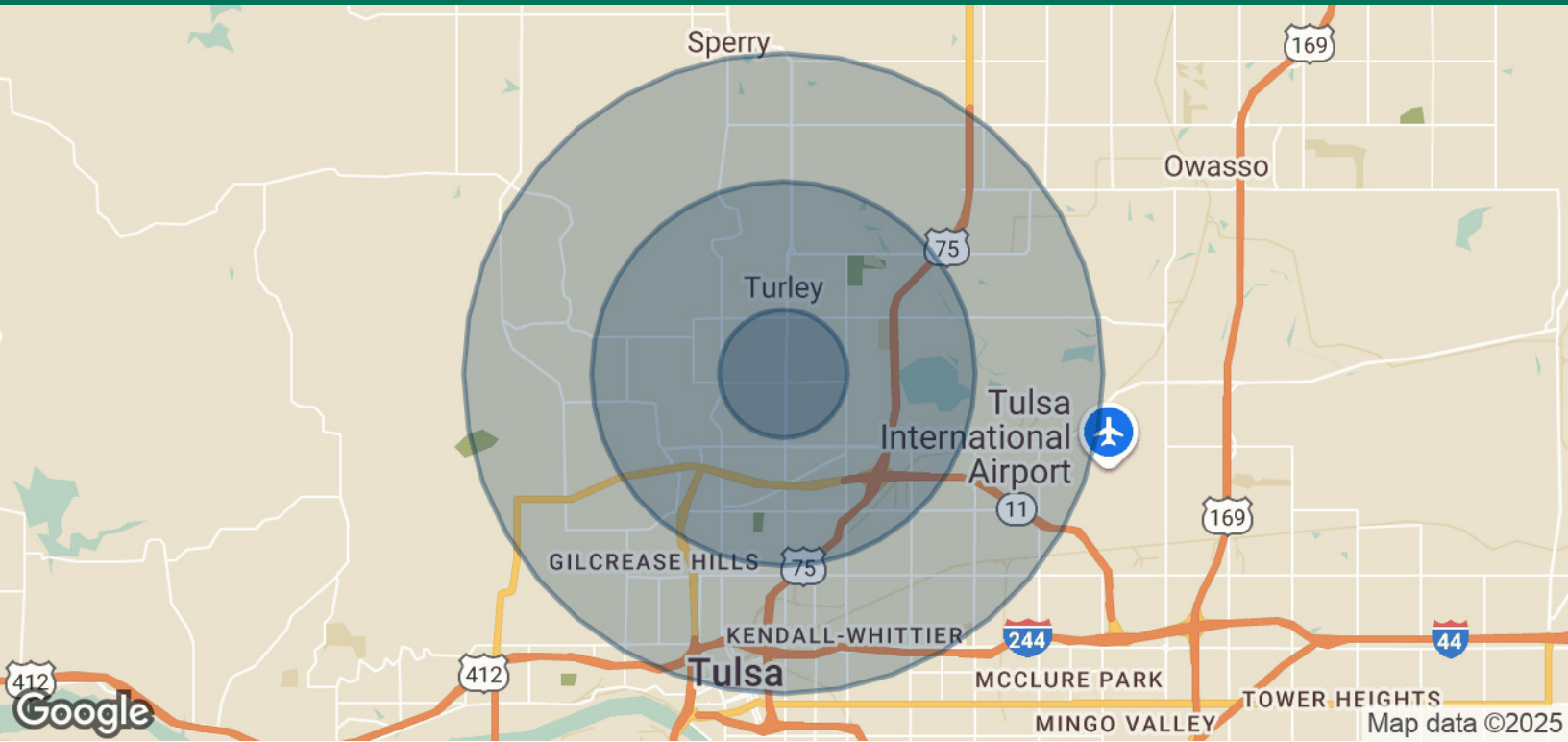
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,154	30,679	78,061
Average Age	31.9	33.3	34.0
Average Age (Male)	32.2	30.8	32.2
Average Age (Female)	33.5	35.9	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,190	11,570	29,815
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$31,343	\$31,810	\$35,850
Average House Value	\$62,615	\$66,036	\$75,582

2020 American Community Survey (ACS)

10162025

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