MIDTOWN VILLAGE 5333-5636 E Skelly Drive, Tulsa, OK 74135





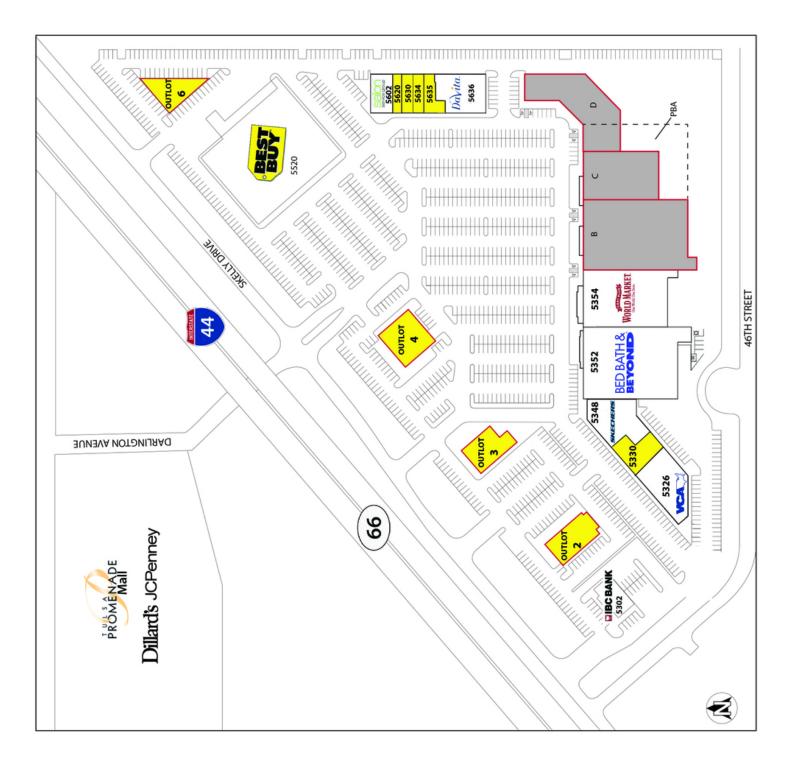
OFFERING SUMMARY		PROPERTY OVERVIEW		
Available:	1,200 - 4,409 SF	This centrally located center is near the affluent Midtown neighborhood, offering direct access to the East 41st St Corridor and Promenade Mall.		
Lease Rate: \$14	.00 SF/yr (NNN)	Nearby Tenants include: Reasor's, Ross, Hollywood Theaters, TGI Fridays, Ulta, Michaels, Petco and many others.		
		Daily traffic count is 100,023 on Interstate 44, offering excellent visibility.		
Outlot 2:	1.04 Acres +/	#5300 - 5360 Building Size: 40,708 SF		
		#5502 - 5636 Building Size: 20,920 SF 051019		
Outlot 3:	0.84 Acres +/-			
		PROPERTY HIGHLIGHTS		
		National Tenants		
Outlot 4:	1.29 Acres +/-	Excellent traffic counts		
		Highly visible		
Outlot 6:	0.97 Acres +/-			
KARLEEN KRYWUCKI	EV ERN	ST		
Retail Specialist kkrywucki@priceedwards.com		priceedwards.com		
405.843.7474 210 Park Ave, Suite 700, Oklahoma City, Ok	405.843. 73102 210 Park	7474 Ave, Suite 700, Oklahoma City, OK 73102		

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.

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demographics

	1mi	3mi	5mi
avg hh income	\$ 65,651	\$ 77,639	\$ 71,809
population	10,524	92,932	260,080

existing

UNIT	TENANT	DIMENSIONS	SQ. FT.
5326	VCA Animal Hospitals	IRR.	10,000
5330	AVAILABLE	IRR.	4,409
5348	SKETCHERS	IRR.	7,999
5352	BED BATH & BEYOND	IRR.	29,400
5356	COST PLUS - WORLD MARKET	IRR.	18,300
5602	SALON SERVICE GROUP	45 X 80	3,600
5620	AVAILABLE	15 X 80	1,200
5630	AVAILABLE	20 X 80	1,640
5634	AVAILABLE	21 X 80	1,640
5635	AVAILABLE	IRR.	2,491
5638	DAVITA DIALYSIS	97 X 80	7,840

TENANT

OUTLOTS

UNIT 5302 IBC BANK 5520 BEST BUY

SIZE 0.92 AC 45,788 SF

future development

6	OUTLOT AVAILABLE	0.97 AC
4	OUTLOT AVAILABLE	1.29 AC
3	OUTLOT AVAILABLE	0.84 AC
2	OUTLOT AVAILABLE	1.04 AC
в	FUTURE EXPANSION	30,000 SF
с	FUTURE EXPANSION	14,000 SF
D	PROPOSED SMALL SHOP SPACES	20,880 SF

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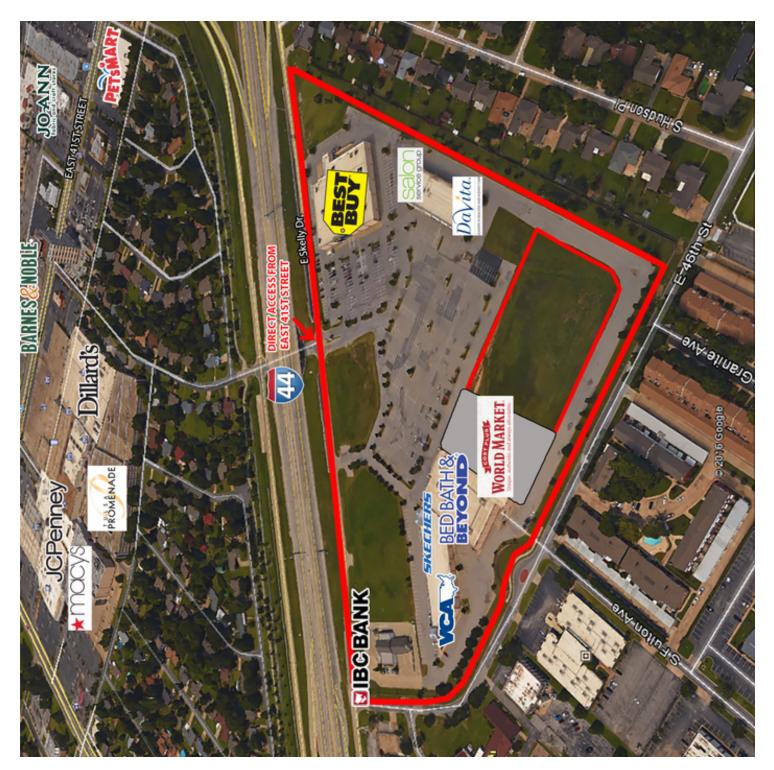
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