

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

<b>E Admiral Place</b>	east/west	14,200 AADT
------------------------	-----------	-------------

## OFFERING SUMMARY

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

### EV ERNST

ernst@priceedwards.com  
O: 405.843.7474

### CHANDLER MOREAU

cmoreau@priceedwards.com  
O: 918.394.1000 C: 918.370.2877

FORMER FAMILY DOLLAR #25022 | TULSA

6721 E ADMIRAL PLACE, TULSA, OK 74115



## EV ERNST

ernst@priceedwards.com  
O: 405.843.7474

## CHANDLER MOREAU

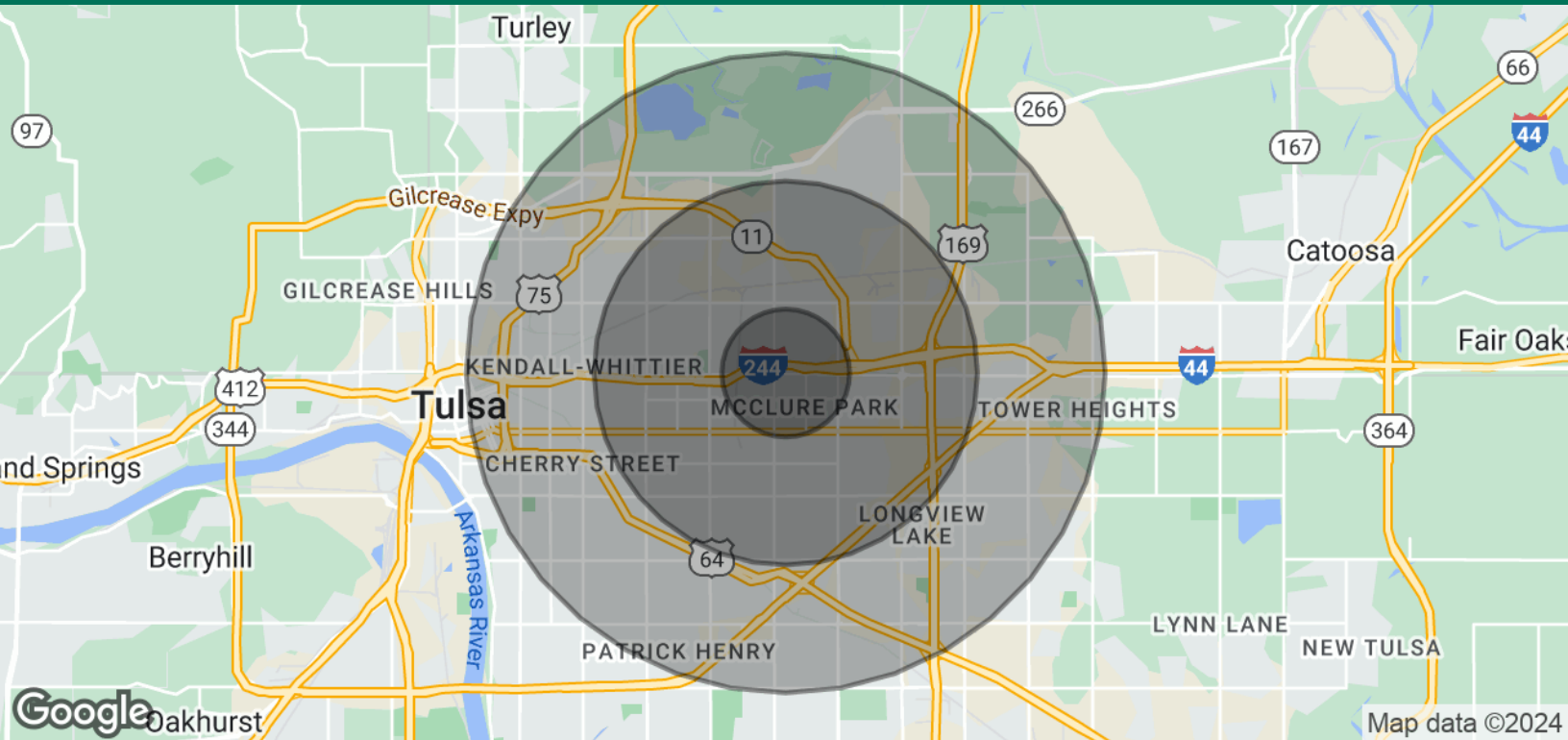
cmoreau@priceedwards.com  
O: 918.394.1000 C: 918.370.2877





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

07112024

## EV ERNST

eernst@priceedwards.com  
O: 405.843.7474

## CHANDLER MOREAU

cmoreau@priceedwards.com  
O: 918.394.1000 C: 918.370.2877