

# Land For Sale - 0.87 Acres

4633 N Peoria Ave, Tulsa, OK 74126



## LAND SPACE NOW AVAILABLE

Sale Price:	Negotiable
Lot Size:	0.87 Acres (37,940 SF)
Zoning:	Shopping Center District
Cross Streets:	E 46th St N & N Peoria Ave

## PROPERTY OVERVIEW

This 0.87 acre tract is located on the north east corner of N Peoria Ave and E 46th Street.

Neighbors Include: O'Reilly Auto Parts, KFC, Dollar Tree, Arby's, Metro by T-Mobile, Dollar General, and Walgreen's.

Ideal for a neighborhood retail center or restaurant.

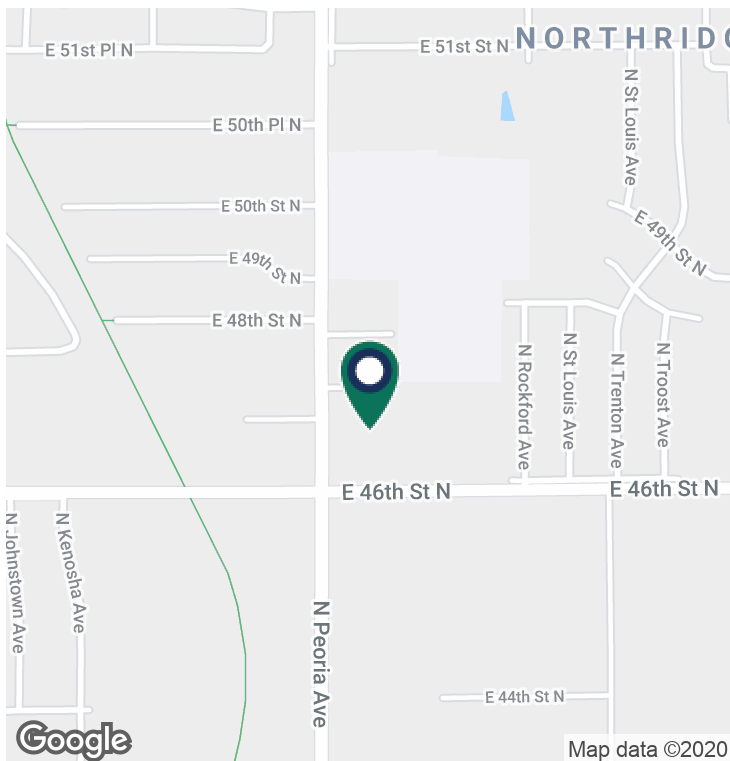
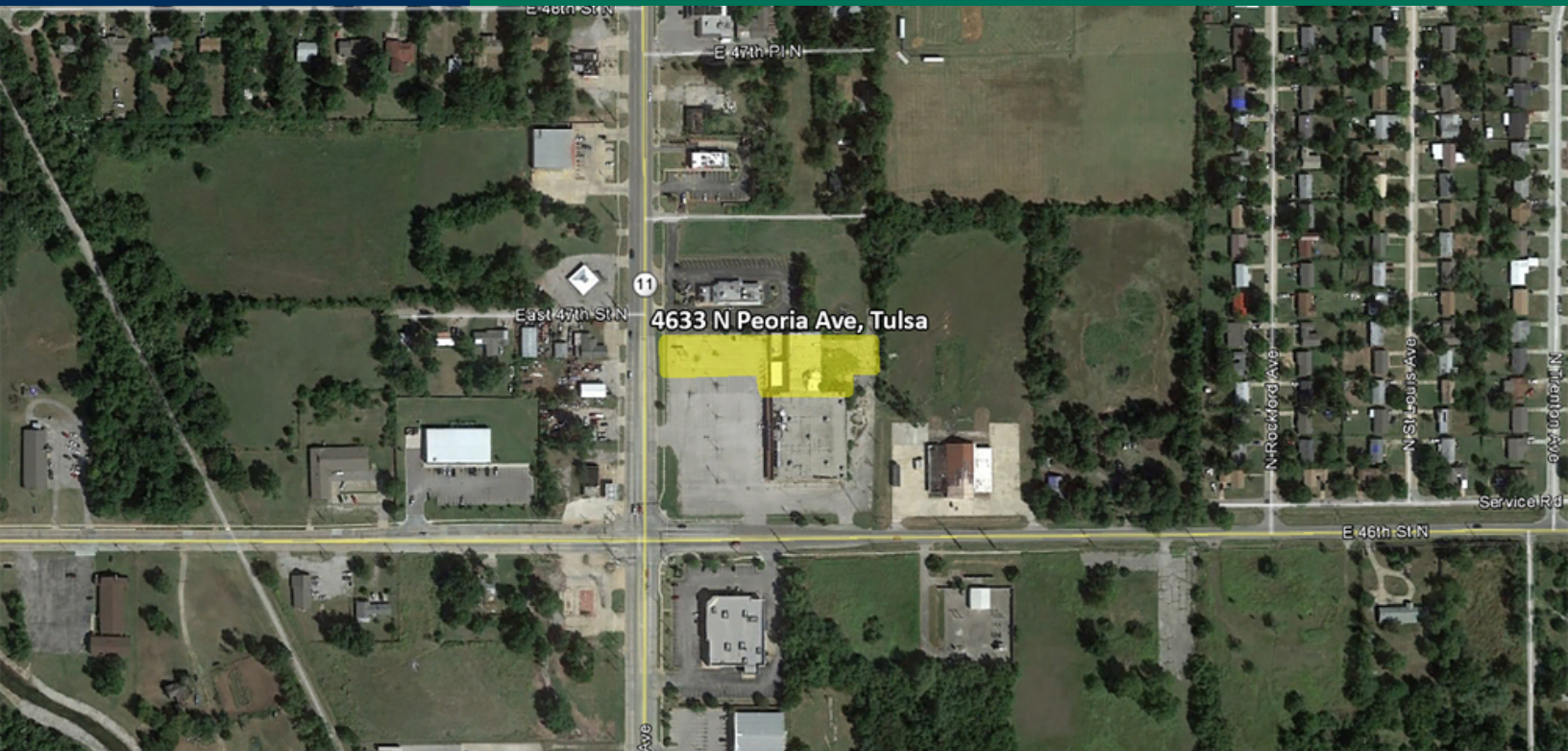
Close Proximity to McClain High School

05052020

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## DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	81,000
Population Density	81,000
Median Age	33.9
Median Age (Male)	32.2
Median Age (Female)	35.2
Total Households	31,019
# of Persons Per HH	2.6
Average HH Income	\$35,914
Average House Value	\$75,516

## TRAFFIC COUNTS (PER ACOG)

N Peoria Ave	North	8,956
N Peoria Ave	South	9,658
E 46th St N	East	4,939
E 46th St N	West	8,670

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