

Land For Sale - 0.87 Acres

4633 N Peoria Ave, Tulsa, OK 74126



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

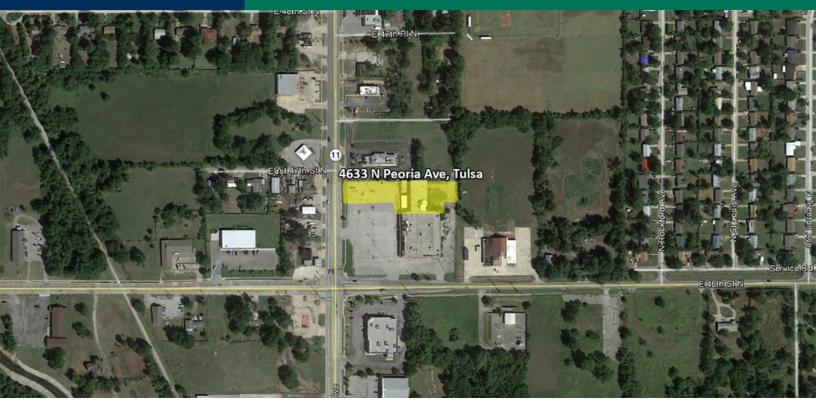
GEORGE WILLIAMS, CCIM 405.239.1270 gwilliams@priceedwards.com priceedwards.com

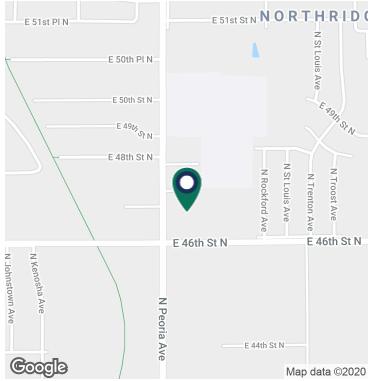
The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

PRICE EDWARDS

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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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