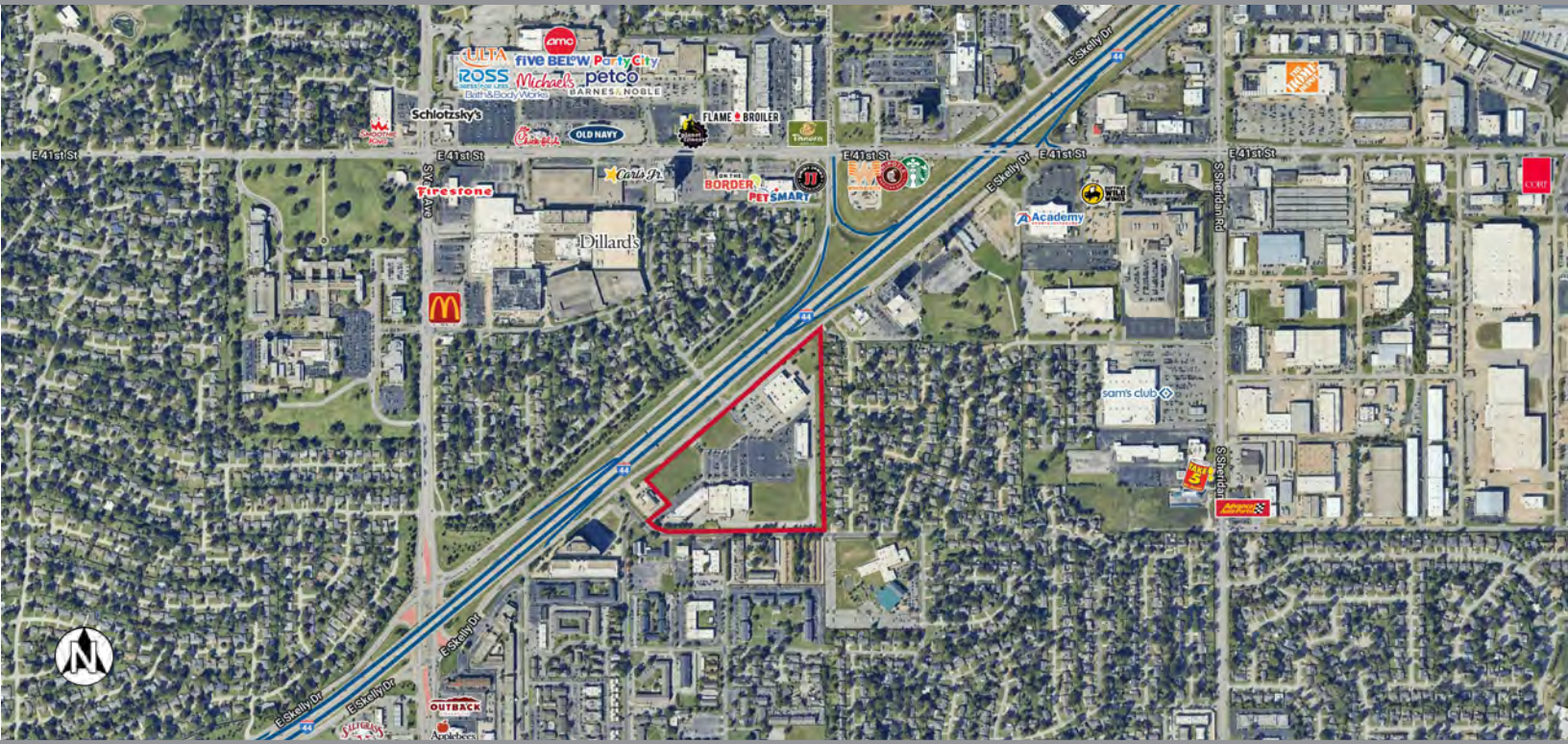


Midtown Village

5300-5636 E. Skelly Dr.
Tulsa, OK 74135
Tulsa County



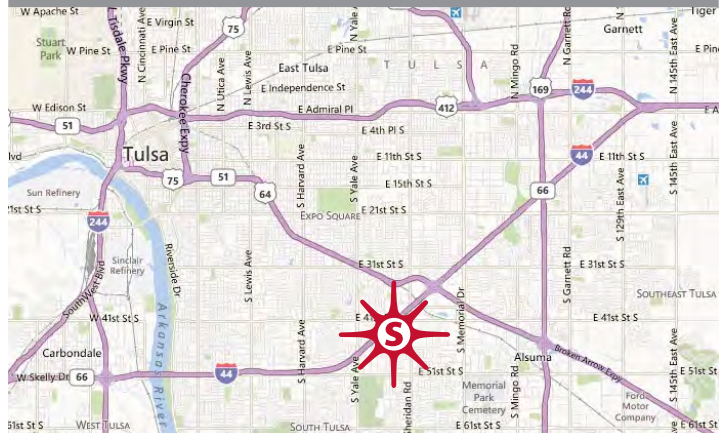
key features

- central Tulsa location near affluent midtown neighborhoods
- join Best Buy, Cost Plus World Market, Slick City Action Park, and Skechers
- direct Darlington Avenue access to 41st Street retail corridor
- daily traffic count: 89,800 on I-44 with excellent visibility

demographics

	1 mile	3 miles	5 miles
population	10,129	91,224	266,567
households	4,734	42,537	116,958
avg. household income	\$79,425	\$99,052	\$94,672
daytime population	15,913	98,778	245,585

2023 estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography



retail space for lease 1,200 – 4,409 sf

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existing

UNIT	TENANT	DIMS.	S.F.
5326	VCA	x 80 IRR	10,000
5330	AVAILABLE	58 x 80 IRR	4,409
5348	SKECHERS	x 100 IRR	7,999
5352	SLICK CITY ACTION PARK	147 x 219 IRR	29,400
5354	COST PLUS WORLD MARKET	100 x 197 IRR	18,300
5602	SALON SERVICE GROUP	45 x 80	3,600
5620	AVAILABLE	15 x 80	1,200
5630	ALTER SALON	15 x 80	1,200
5634	SOLID ROCK REAL ESTATE	26 x 80	2,080
5635	AVAILABLE	45 x 80 IRR	2,491
5636	DAVITA DIALYSIS	98 x 80 IRR	7,841

outlots

UNIT	TENANT	SIZE
5302	IBC BANK	0.92 AC
5520	BEST BUY	45,788 SF

future development

UNIT	TENANT	SIZE
2	OUTLOT AVAILABLE	1.04 AC
3	OUTLOT AVAILABLE	0.84 AC
4	OUTLOT AVAILABLE	1.29 AC
6	OUTLOT AVAILABLE	0.97 AC
B	FUTURE EXPANSION	30,000 SF
C	FUTURE EXPANSION	14,000 SF
D	PROPOSED SMALL SHOPS	20,880 SF

