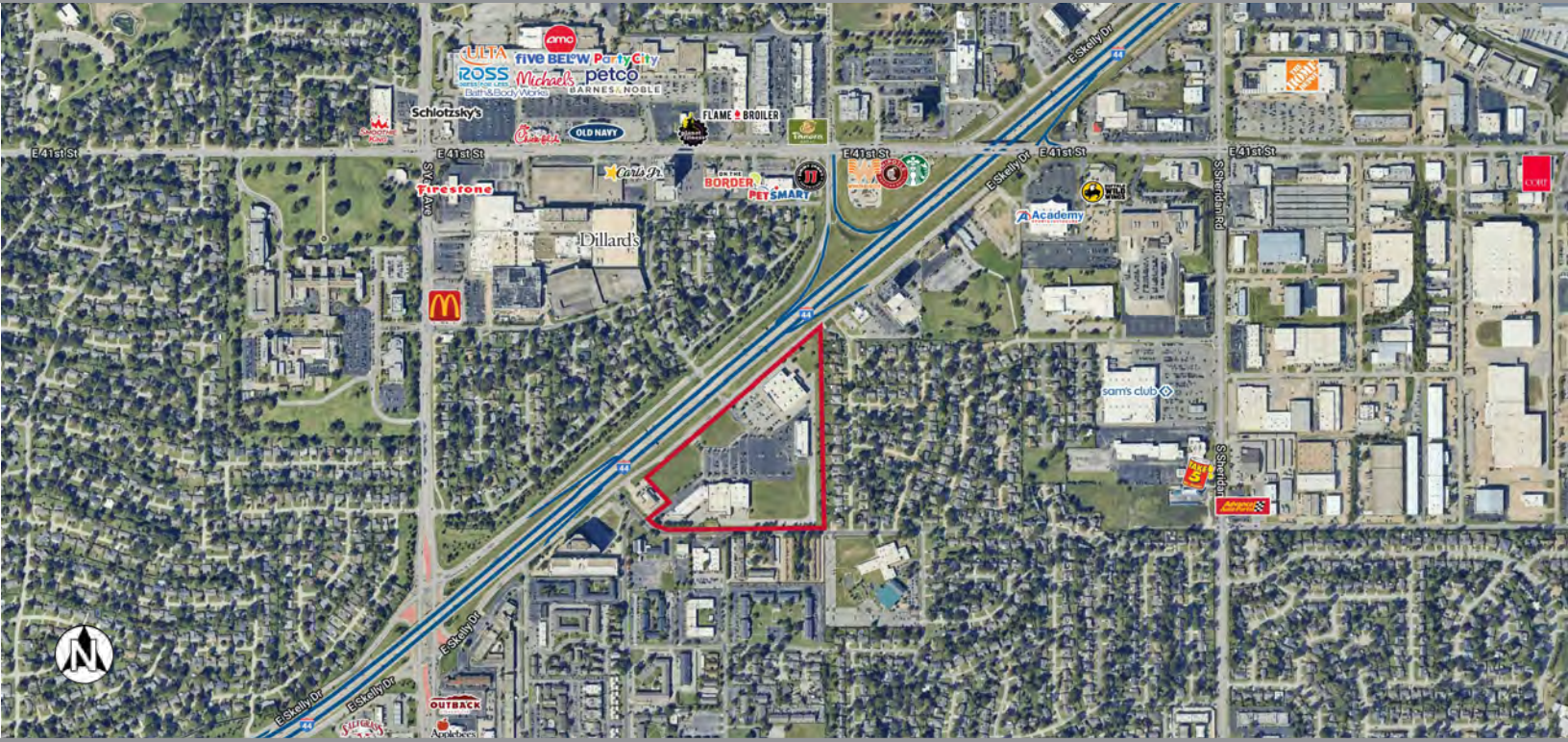


# Midtown Village

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



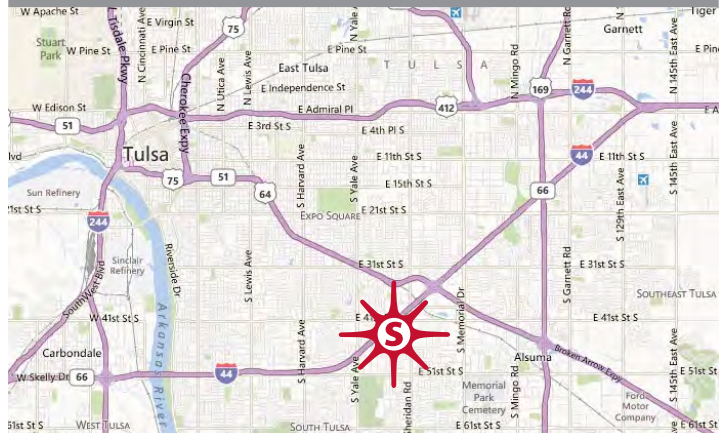
## key features

- 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: 105,900 on I-44 with excellent visibility

## demographics

	1 mile	3 miles	5 miles
population	10,256	91,989	267,164
households	4,781	42,670	117,790
avg. household income	\$86,220	\$109,324	\$102,538
daytime population	15,507	95,328	238,475

2024 estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography



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

Thomas Siffermann 317.524.7819 [tsiffermann@sandordev.com](mailto:tsiffermann@sandordev.com)

10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

www.sandordev.com  
**sandor**

# Midtown Village

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

## 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

