

FOR LEASE

Mingo Marketplace Class A Box Space

10303 EAST 71ST STREET, TULSA, OK

RETAIL



PROPERTY INFO

- + Class A Retail Big Box Space Located in Tulsa's Primary Retail Corridor and in Northeast Oklahoma's Premier Regional Mall Area
- + Top Pylon Signage Available
- + Opportunity for a New 58,500 SF Single Tenant
- + Neighbors Include: Woodland Hills Mall, Best Buy, Conn's, Dick's Sporting Goods, Hobby Lobby, Lowe's, The Home Depot and Bed, Bath and Beyond.
- + Tulsa's Highest Traffic Counts
- + Northeast Oklahoma's Premier Regional Retail Corridor
- + 2 Shared Drives on 71st Street
- + 6 Total Access Points
- + Convenient Access to 101st E. Ave. Traffic Signal

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BUILDING OVERVIEW

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+ Building Size

- 58,500± (210' x 281')

+ Site

- Approximately 3.12± Acres/136,000± SF

+ Structural Framing

- Exterior Walls consist of painted smooth-face concrete masonry units/steel columns
- Interior Framework consists of steel beams supported over steel columns

+ Parking Ratio

- 5.57 spaces per 1,000± SF

+ Construction

- Built in 1992
- Concrete Block and Stucco Construction

+ Roof

- Single ply membrane system
- Slope roofing system
- 4' x 8' Acrylic Dome Skylights

+ Ceiling / Lighting

- 26.5' Clear height
- Exposed underside of the roof provided
- Suspended strip fluorescent lamp fixtures

+ HVAC

- 8 RTU's (Gas-fired)

+ Fire Suppression

- Upright Sprinkler Heads
- Wet-pipe system
- Risers located in BestBuy Space

+ Utilities

- Water: City of Tulsa
- Sanitary Sewer: City of Tulsa
- Storm Sewer: City of Tulsa
- Electricity: AEP Public Service of Oklahoma
- Natural Gas: Oklahoma Natural Gas

+ Loading

- Depressed 100' Dock JC Penny Home Store
- 10' x 10' metal roll up door with concrete ramp

+ Zoning

- Commercial Shopping (CS)

+ Pylon Signage

- 1 sign on Highway 169
- 1 sign on East 71st Street

+ Taxes

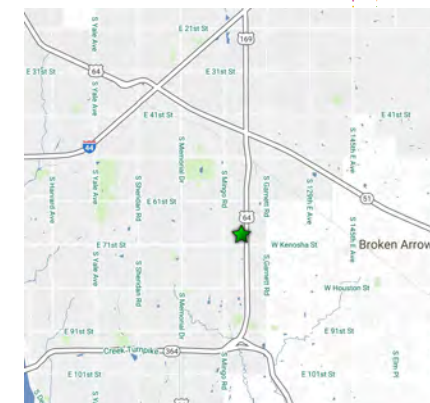
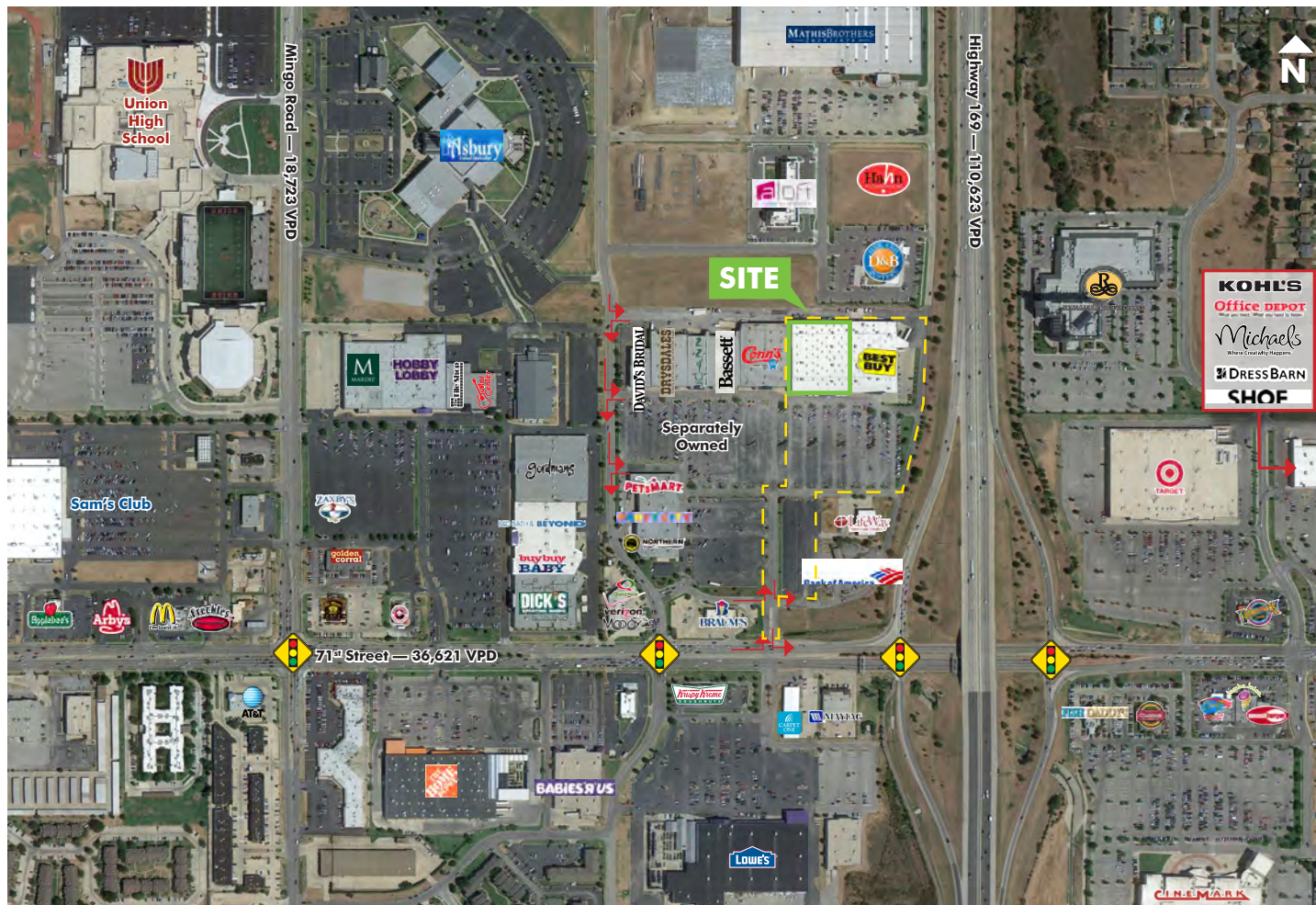
- \$1.10 PSF* approx.

AREA RETAILERS

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2016 Drive Time Demographics

POPULATION

5 Minutes	36,488
10 Minutes	225,325
15 Minutes	457,003

AVERAGE HOUSEHOLD INCOME

5 Minutes	\$71,144
10 Minutes	\$77,817
15 Minutes	\$75,641

DAYTIME POPULATION

5 Minutes	40,737
10 Minutes	162,365
15 Minutes	305,789

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71ST STREET RETAIL

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PROPERTY IMAGES

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OCCUPIED BY SEASONAL TENANT



VACANT

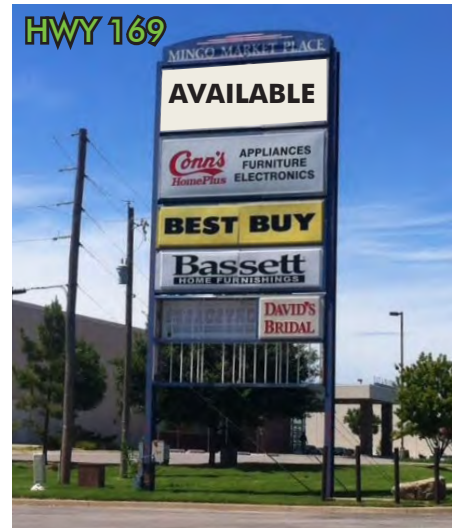


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TULSA INFORMATION

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FAST FACTS

- + Forbes Magazine recently ranked Tulsa in its top 10 for U.S. cities, including: #5 most livable U.S. city; #6 best city for job environment; #7 best city for U.S. income growth and #10 best city in the U.S. for cost of living.
- + Tulsa is a dynamic place offering the fifth-lowest cost for doing business in the U.S. In turn, Tulsa's workers benefit from the second shortest commute time in the nation, and the cost of living is almost nine percent below the national average.
- + Oklahoma ranks No. 1 in the nation in early-childhood education, and the state and Tulsa area public schools are national leaders in the number of board certified teachers.
- + Tulsa is the seat of the University of Tulsa, The University of Oklahoma/Tulsa, Oklahoma State University/Tulsa, Oral Roberts University and Tulsa Community College, along with several other institutions of higher learning.

CONTACT US

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ARTS & ENTERTAINMENT

- + The BOK Center - a 19,100-seat arena houses the Double A professional hockey team, the Tulsa Oilers. BOK Center concerts have featured Paul McCartney, Billy Joel/Elton John, Erick Clapton, Tim McGraw and Celine Dion.
- + ONEOK Field - \$60-million-ballpark project, which is the home to the Tulsa Drillers, the city's Double A affiliate of the National League Champion Colorado Rockies.
- + River Parks - Tulsa's River Parks run adjacent to the Arkansas River, with more than 26 miles of surfaced recreational (e.g. hiking, biking and running) trails.
- + Tulsa Museums - Tulsa is home to several unique museums including the Philbrook Museum of Art. Additionally, the Gilcrease Museum is home to the world's largest collection of American Western art.
- + Performance Arts - The Tulsa Performing Arts Center offers live performances of local productions along with national touring shows. The Tulsa Opera and Tulsa Ballet are both favorites in performance art.

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