

FOR LEASE

# Union Plaza

9717-10021 E 71ST STREET, TULSA, OK 74133

RETAIL

Available



## PROPERTY INFO

- + 75,000± SF Available Adjacent to Bed Bath and Beyond (Former Gordmans)
  - 260' x 290'
  - Divisible
- + 2 Bay Rear-Loading Doc
- + Corridor Commercial District (CO) Zoned
- + 18' to Roof Deck 16' Bar Joists
  - 48" Roof Joists
- + Roof/HVAC Original (1992)
- + 2 Pylon Signs
- + Northeast corner of East 71st St. & Mingo Rd.
- + 6 Total Points of Access
- + Northeast Oklahoma's Premier Regional Retail Corridor
- + 1 Mile From Tulsa's #1 Woodland Hills Mall
- + Top Tier Retail Center
- + Strong Line-up of National Big Box Tenants Including Hobby Lobby, The Tile Shop, Dick's, Bed Bath & Beyond, buy buy Baby
- + CAM-\$1.26/SF
- + INS-\$0.21/SF
- + TAX-\$0.85/SF

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# Union Plaza

## RETAIL

Population	
5 Minutes	35,254
10 Minutes	197,099
15 Minutes	434,503
Daytime Employees	
5 Minutes	40,124
10 Minutes	154,396
15 Minutes	286,283
Average HH Income	
5 Minutes	\$68,025
10 Minutes	\$79,043
15 Minutes	\$75,983

**WOODLAND HILLS MALL**  
1,093,800 SF

**PROPOSED SITE**

**NEARBY RETAILERS AND BUSINESSES:**

- Walmart
- Target
- Best Buy
- Office Depot
- Michael's
- Kohl's
- Staples
- Lowe's
- Babies R Us
- Dick's Sporting Goods
- Verizon
- Bank of America
- LifeWay
- Mathis Brothers
- Asbury
- Hobby Lobby
- Mardel
- Sam's Club
- Golden Corral
- McDonald's
- Arby's
- Applebee's
- Freddie's
- QT
- Natural Grocers
- Dollar Tree
- Sprint
- Longhorn
- Ashley Furniture
- Logan's Roadhouse
- Petco
- On the Border
- Barnes & Noble
- Ulta
- Old Navy
- Famous Footwear
- Men's Warehouse
- Nordstrom Rack
- DSW
- Firestone
- Goodyear
- Vitamin Shoppe
- J.P. A. Bank
- Sears
- Dillard's
- J.C. Penney
- Walmart
- Target
- Best Buy
- Office Depot
- Michael's
- Kohl's
- Staples
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- J.P. A. Bank
- Sears
- Dillard's
- J.C. Penney

**ROADS:**

- BROKEN ARROW EXPRESSWAY
- HIGHWAY 169 — 110,623 VPD
- S. GARNETT RD.
- E. 61ST ST.
- E. 71ST ST. — 36,621 VPD
- S. MINGO RD.

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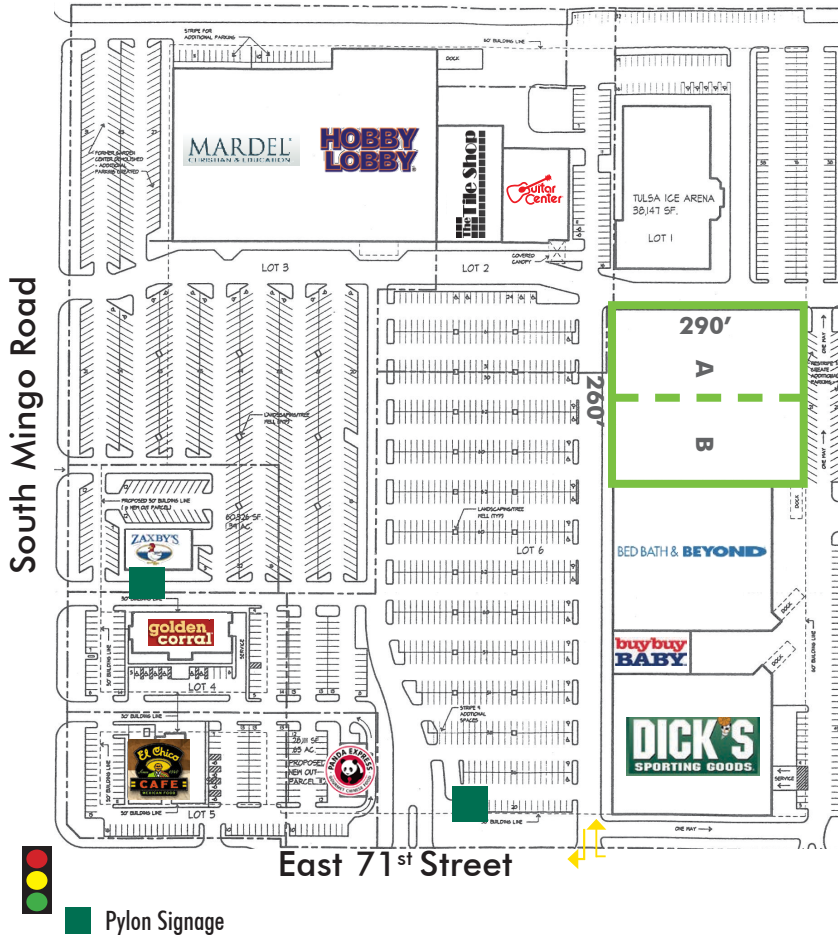
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## SITE PLAN



Mingo Pylon



2 Bay Rear Loading Dock

## CONTACT US

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