

3510 E. 31st Street • Tulsa, Oklahoma

LOCATION East of Harvard on the South side of 31st Street.

This area is the heart of several hospitals and business offices. Servicing midtown and Utica Square residents with both on and off ramps to the Broken Arrow Expressway, this section has high disposable income.

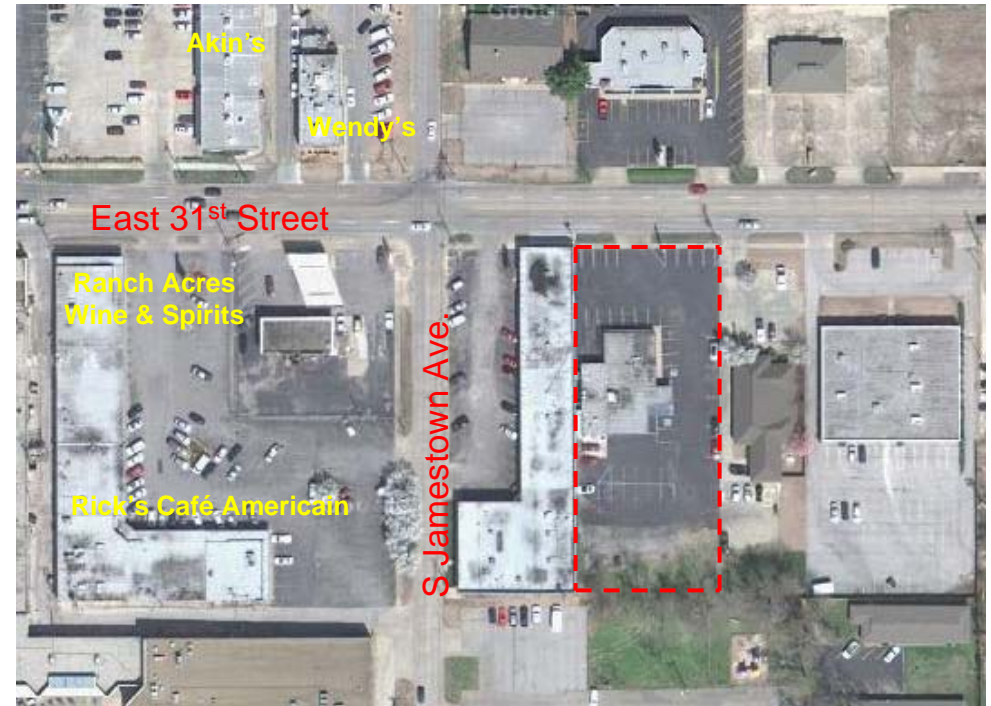
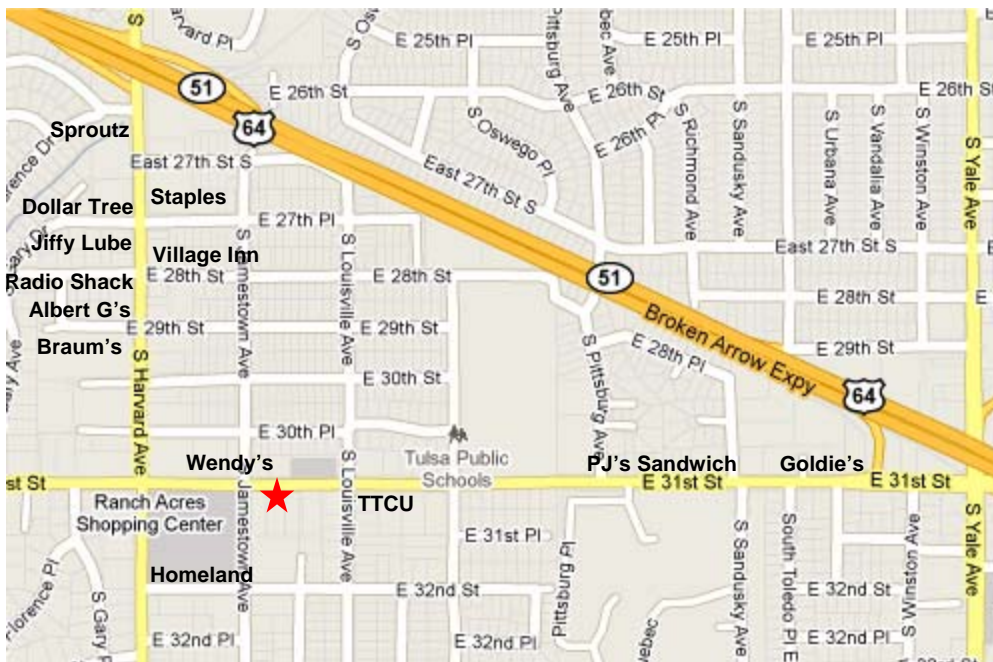
THE PROPERTY

• According to county assessor records and maps:

- 125 Feet fronting on 31st Street
- Land Area 35,000 SF
- Building 4,905 SF

TRAFFIC COUNT

Harvard South of 31st 26,000 ADT
 Harvard North of 31st 29,300 ADT
 31st East of Harvard 16,000 ADT
 31st West of Harvard 12,500 ADT



BUSINESSES ON HARVARD FROM EXPRESSWAY TO 36TH:

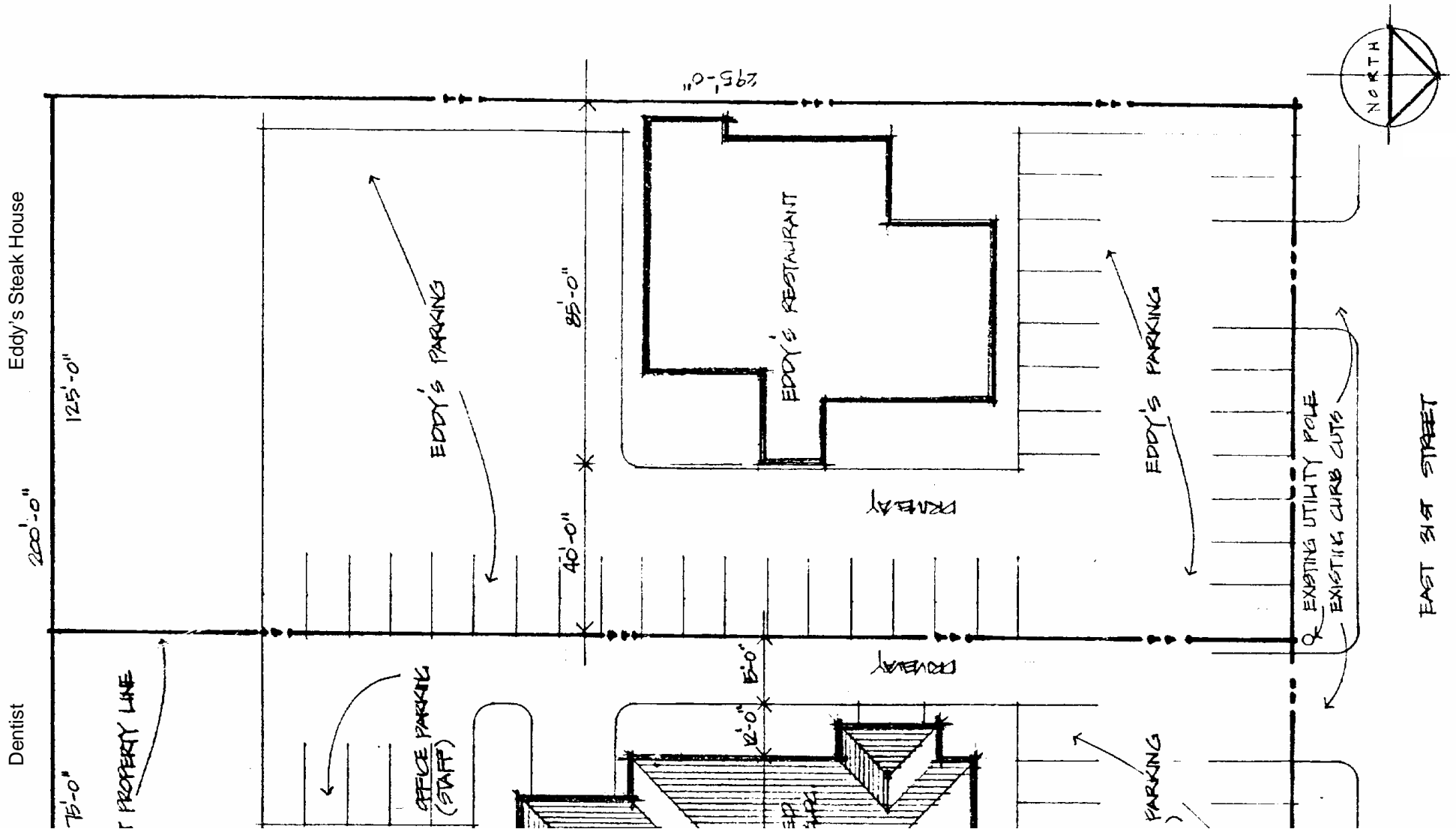
Homeland
 Drug Warehouse
 Walgreen
 Tuesday Morning
 Blockbuster
 Bank of Oklahoma
 Dr. Robert Zoellner
 Albert G's BarBQ
 Radio Shack
 Village Inn
 Jiffy Lube
 Staples Office Superstore
 Bangkok Thai Buffet
 Sedona Fitness
 Dollar Tree
 Southern Agriculture
 Trippets Shoes
 Braum's

Steve's Sundry & Books
 Paper Chase
 Sproutz
 Golden Gate
 Domino's Pizza

BUSINESSES ON 31ST STREET HARVARD TO YALE:

Tulsa Teachers Credit Union
 TPS Board of Education
 Rick's Café Americain
 Palate Deli
 Goldie's
 Akin's Natural foods Market
 Wendy's
 Celebrity Restaurant
 PJ's Sandwich Shop
 Ranch Acres Wine & Spirits





Offered By
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