Retail for Lease

3014 W Main

Jenks, OK 74037

WIGGIN PROPERTIES, LLC

The property anchors the southeast corner of the Gateway District a new destination development with district traffic generators which include a new surgical hospital and Gateway Mortgage headquarters.

Retail for Lease

3014 W Main (W 96th St S)

Available SF:	33,600 ± SF 16,800 ± SF *min divisible*
Rate:	Negotiable
Clear Height:	20' minimum
Zoning:	CG (commercial)
Drive-in Doors:	Multiple, overhead drive-in doors. Truck well at back of building.
HVAC:	Heated and cooled
Highway Access:	Immediately east of the US 75 (Bee Line) and W Main entrance/exit.
Signage:	Billboard sign along W 96th St visible from the Bee Line Expressway
Area Traffic Generator:	Just 3 miles from Tulsa Hills Shopping Center

Demographics

2018	1 mile	3 miles	5 miles
Population	1,778	26,582	98,643
Average HH Income	$106,906	$91,870	$80,443
Households	631	10,083	39,303
Average Age	35.0	37.3	37.1

Call Grant Stewart, CCIM or Vicki Patterson, CCIM at : 918.935.2010

gstewart@wigginprop.com | vpatterson@wigginprop.com | wigginprop.com

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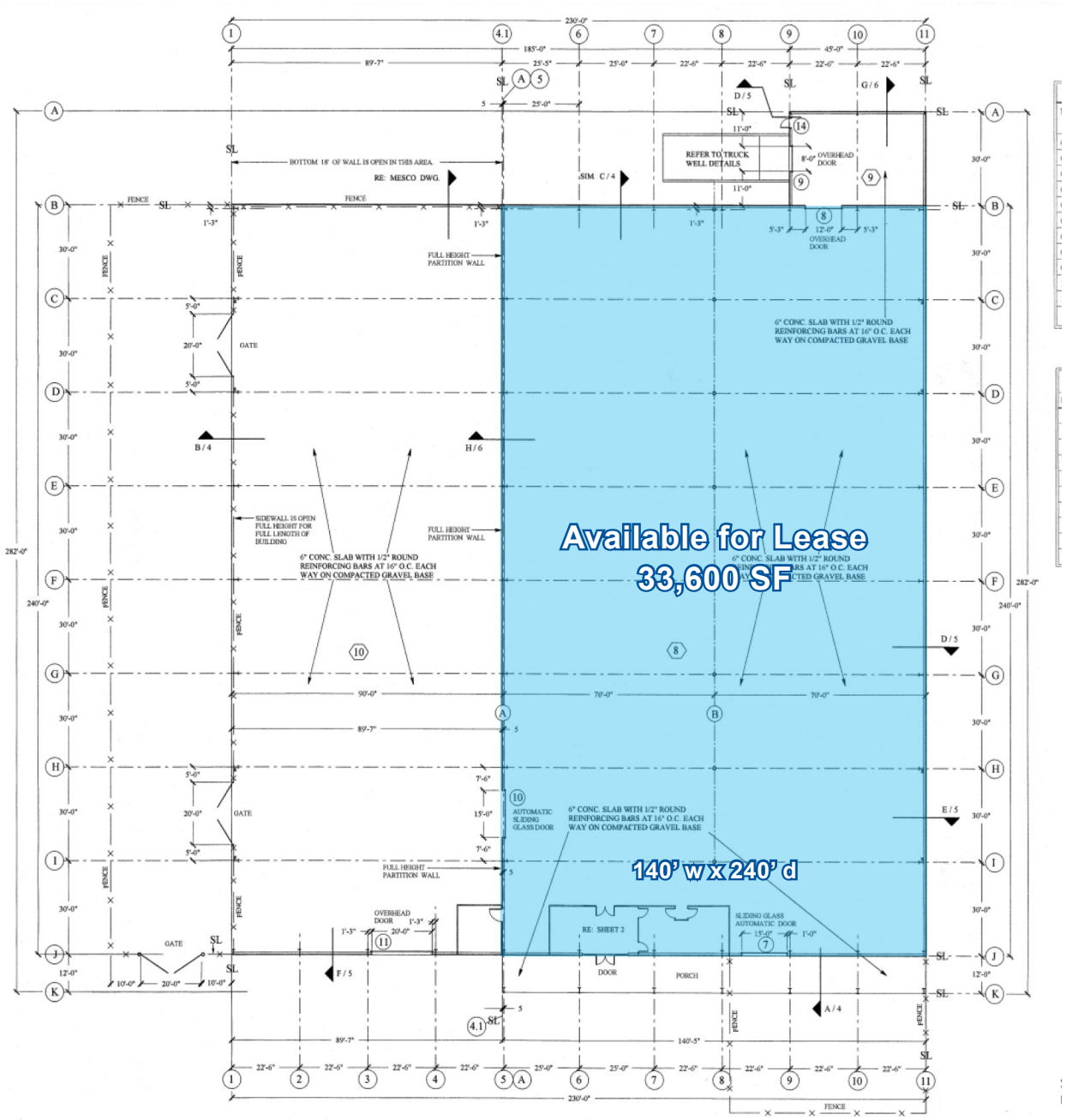
Site Plan



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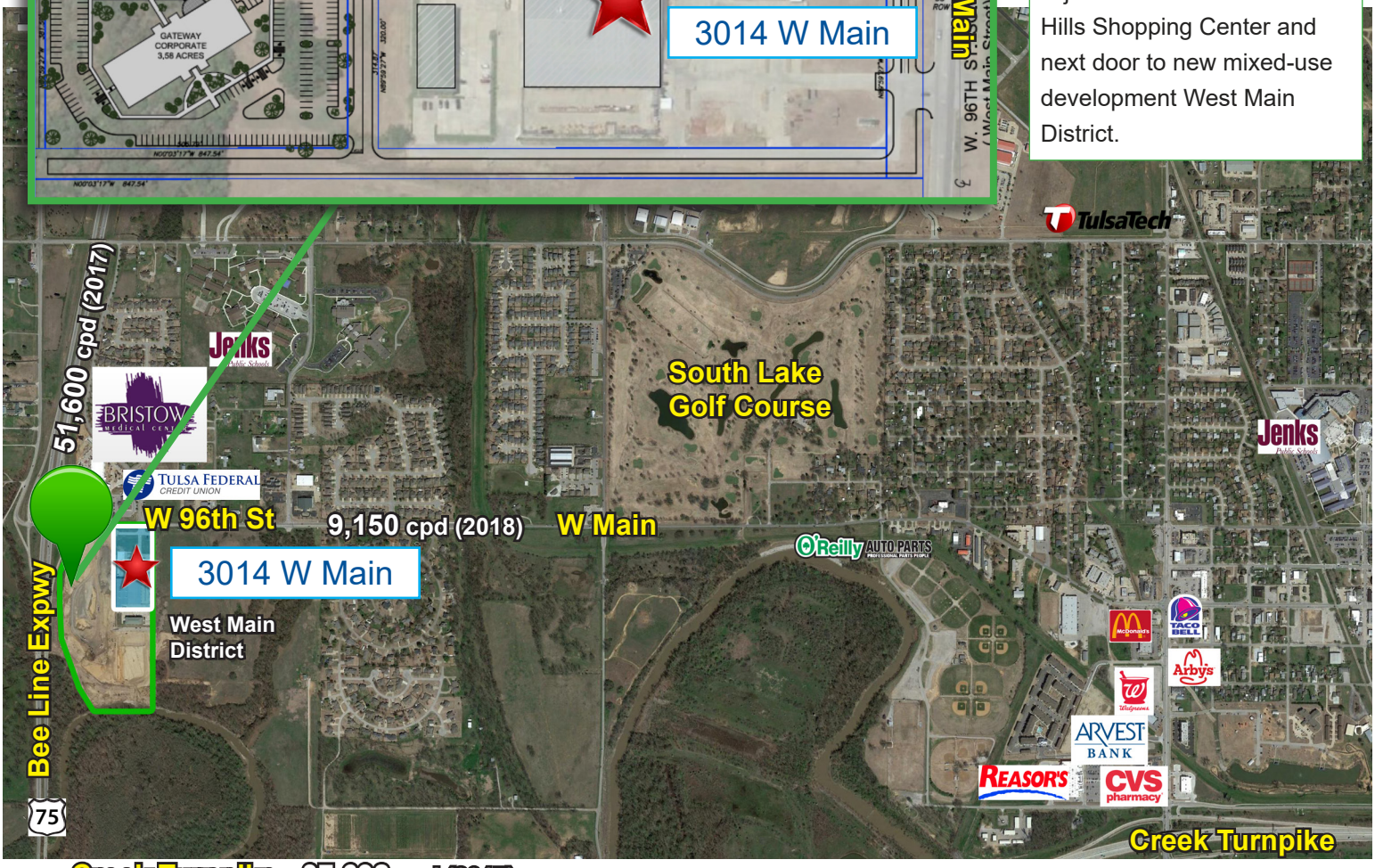
Location

The property is located in the Gateway District immediately east of the Bee Line Expressway at the W 96th St (W Main) exit, just north of the Creek Turnpike Bee Line Expressway intersection. The property is across from the new Bristow Medical Center and immediately east of the new Gateway Mortgage headquarters. The property is just 3 miles south of Tulsa Hills Shopping Center and next door to new mixed-use development West Main District.



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