

12911 E. 31ST ST

TULSA, OK 74134

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 12911 E. 31ST ST in Tulsa, OK. This well-managed retail or office space has great visibility on the NE corner of E 31st St & S 129th E Ave with up to 6000 SF available for lease. The building is in a well-established area with excellent on-site parking, over 40 spaces. The 8,400 SF building sits near the heart of the Tulsa business district and is ready for its next generation of retail. This property is a well-known retail staple of the Tulsa community for years and offers landmark recognition & captivating signage. Give our Tulsa County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity for a restaurant, fast food, health care center and more. This is the perfect opportunity to grow your business' footprint on the NE corner of E 31st St & S 129th E Ave.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	6,040 SF
Building Size:	8,440 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,126	26,544	59,220
Total Population	14,046	68,626	149,616
Average HH Income	\$46,199	\$48,202	\$52,848

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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LEGACY
COMMERCIAL PROPERTY

2500 Lehigh Ave
Glenview, IL 60026
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,040 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
12911 E 31st St	Available	6,040 SF	NNN	Negotiable	-
12911 E 31st St	Marco's Pizza	1,200 SF	NNN	-	-
12911 E 31st St	Metro PCS	1,200 SF	NNN	-	-

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RETAILER MAP



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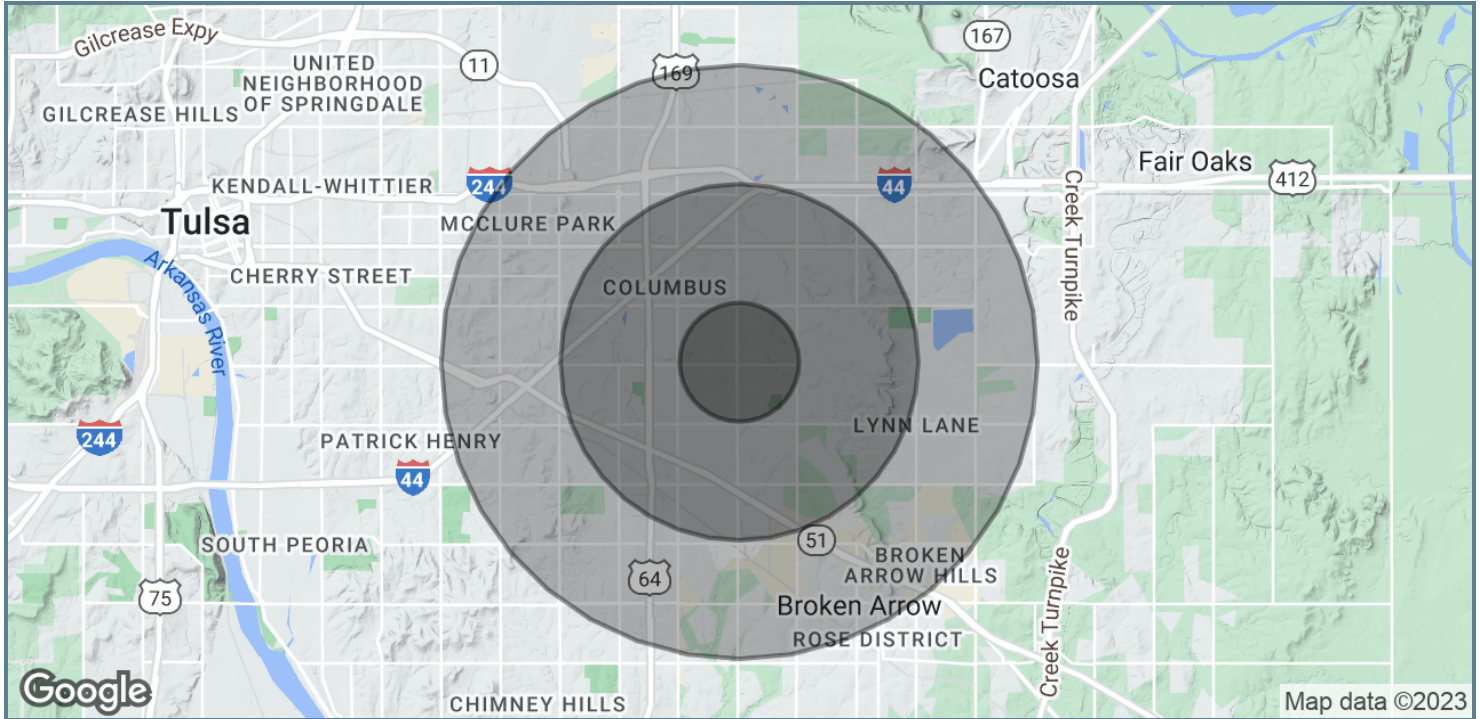
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,046	68,626	149,616
Average Age	29.4	31.7	33.4
Average Age (Male)	28.5	30.0	32.0
Average Age (Female)	30.3	33.1	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,126	26,544	59,220
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$46,199	\$48,202	\$52,848
Average House Value	\$95,234	\$101,129	\$115,807

* Demographic data derived from 2020 ACS - US Census

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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

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