

# ARMSTRONG PLAZA TULSA, OK



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# ABOUT

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## PROJECT SCOPE

3615 S. Peoria Avenue offers exceptional access to the city's premier retail, dining, entertainment, and residential districts. The property is conveniently located near Brookside, Downtown Tulsa, and the Arkansas River corridor, placing it within minutes of some of the area's most active commercial and lifestyle destinations.

The site also benefits from convenient access to major thoroughfares, established neighborhoods, and key employment centers throughout the Tulsa metropolitan area.

## DEMOGRAPHICS

	1 mile	2 mile	5 mile
Est. Population	9,074	79,130	200,884
Avg. HH Income	\$178,970	\$115,063	\$94,303
Total Housing Units	4,534	39,235	90,121
Daytime Population	8,900	121,707	284,360
Medium Home Value	\$451,389	\$329,552	\$247,550

## DETAILS

- ± 5,000 SF (divisible) available for lease
- Complementary mix of popular national retailers and local businesses
- 800K+ annual brookside shopping visits
- Parking: 45 onsite public spaces

## TRAFFIC COUNTS

- Interstate 44: 92,310 VPD-25
- S Peoria Avenue: 20,799 VPD-25

## AREA ATTRACTIONS



The Gathering Place  
3M+ annual visits



Philbrook Museum of Art  
131.3K annual visits



# SITE AERIAL





# RENDERINGS



# RENDERINGS

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