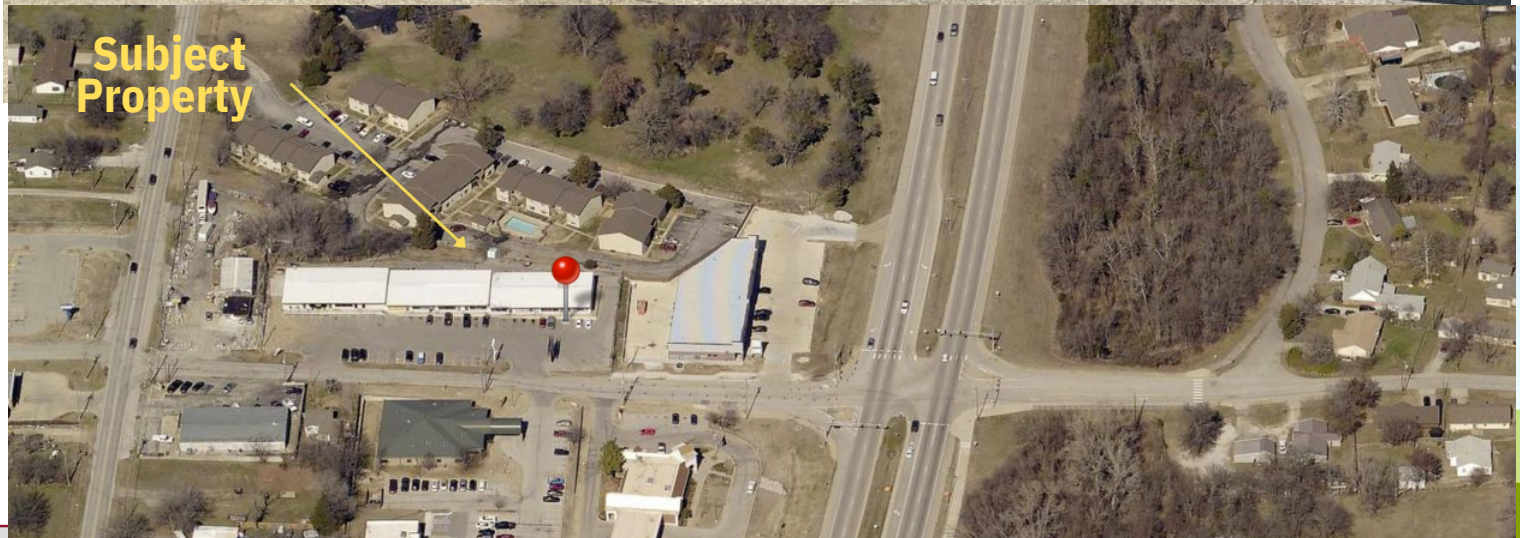


FOR SALE

100% Occupied Strip Center Highway 97 &
E. 34th Street South, Sand Springs, OK
(aka Prattville, OK)

George Thomas Co. 
Commercial Industrial Investment Properties

23 E. 34 ST. S. Sand Springs OK, 74063



- **Traffic Generators:** Reasors Supermarket, Tractor Supply, Cash Saver Foods, Dollar General, Auto Zone, Cato, Sally Beauty, Braum's, Mazzios, Sonic, Arby's.
- **Zoning:** Commercial General (CG)
- **Total Building SF :** 15,000 SF
- **Tenants:** Seven (7) Tenants who pay their rent timely
- **Traffic Count:** 14,000 cars on Highway 97
- **Source:** Owners, Tulsa County, Sand Springs Planning Dept.

For additional information contact: **George Thomas, CCIM**
gt@georgethomasco.com ■ **918-697-4400**

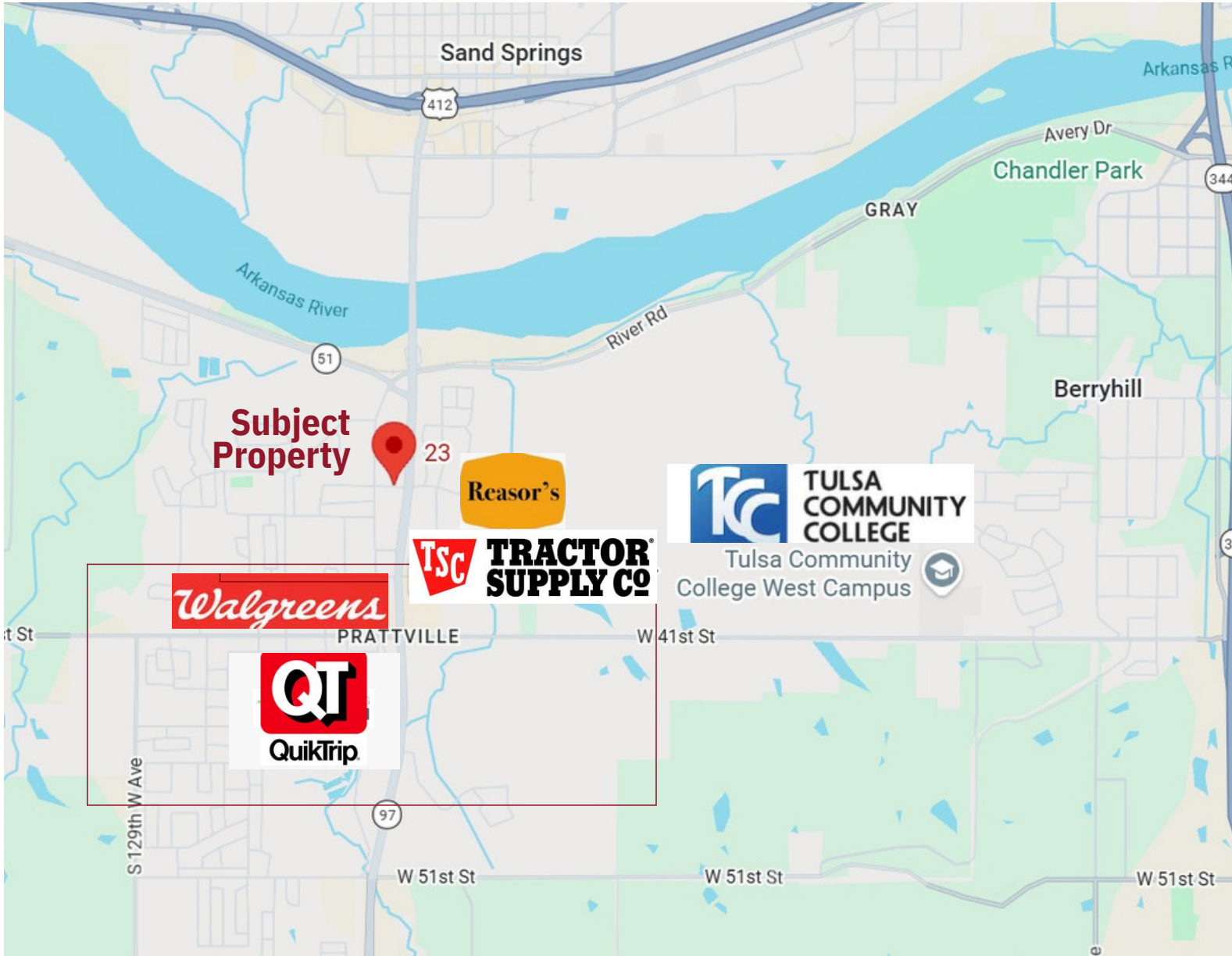
All statements herein are for information purposes only and are believed to be reliable.
However, no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of price, terms, conditions, or prior sale.

FOR SALE

George Thomas Co.

Commercial Industrial Investment Properties

23 E. 34 ST. S. Sand Springs OK, 74063



DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles
2025 Total Population:	6,241	22,027	41,734
Median Household Income:	\$91,247	\$77,673	\$73,833

For additional information contact: **George Thomas, CCIM**

gt@georgethomasco.com ■ 918-697-4400

All statements herein are for information purposes only and are believed to be reliable.

However, no warranty or representation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, changes of price, terms, conditions, or prior sale.