

# CROSSROADS VILLAGE

East 91<sup>st</sup> Street at South Highway 169, Tulsa, OK

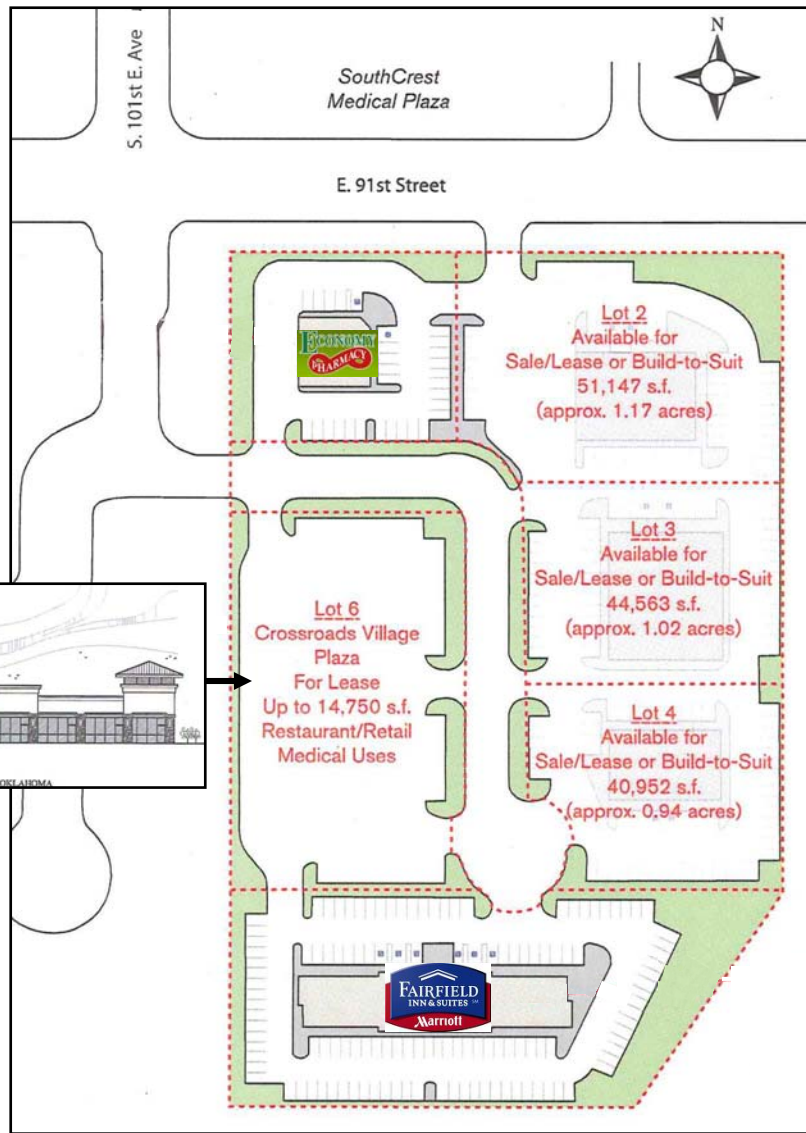
For Sale/Lease/Build-to-Suit

**BEACON COMMERCIAL GROUP, LTD.** 918.394.1000 P 918.394.1001 F  
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Mixed-Use Development for medical, retail, office and hotel.....

**Crossroads Village**



Conceptual Building – Lot 6



- Lot 2: 1.17 Acres (51,147 SF)
- Lot 3: 1.02 Acres (44,563 SF)
- Lot 4: .94 Acres (40,952 SF)
- Lot 6: 1.90 Acres; up to 14,750 SF for lease
- Neighbors include Economy Pharmacy, Fairfield Inn & Suites by Marriott (100 Rooms)
- Easy access to Creek Turnpike and Highway 169
- Located across from Southcrest Hospital
- Located across Highway 169 from Saint Francis South Hospital

#### Demographics

|                    | 1 Mile   | 2 Mile   | 3 Mile   |
|--------------------|----------|----------|----------|
| Total Population   | 5,017    | 57,237   | 133,891  |
| Daytime Population | 7,780    | 67,906   | 194,240  |
| Households         | 2,820    | 31,823   | 75,018   |
| Avg. HH Income     | \$85,352 | \$77,225 | \$78,182 |

#### Traffic Counts

|                              | Vehicles Per Day |
|------------------------------|------------------|
| East 91 <sup>st</sup> Street | 21,500           |
| Creek Turnpike               | 41,800           |
| Highway 169                  | 81,700           |

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