

# PREMIERE SOUTH TULSA RESTAURANT PROPERTY

## INVESTMENT SALE

6151 S. SHERIDAN ROAD | TULSA, OKLAHOMA 74133

**TENANT WITH PROVEN SALES PERFORMANCE** | 15+ Years of Restaurant Experience



**+/- 5,185 SF**

IN THE RAW Existing Restaurant

**45,738 SF | +/- 1.05 ACRES**  
LOT SIZE

**44 PARKS | 1,000 SF**  
PARKING

**BUILT 1964**



**\$2.8 MILLION**

**PANORAMIC VIEW of DOWNTOWN**  
at one of **TULSA'S HIGHEST ELEVATIONS**

**38,152 SF | +/- 0.876 ACRES**  
LOWER LEVEL Pad Development

**25,395 SF | +/- 0.583 ACRES**  
PROPOSED PARKING/DRIVE LANE

**39,204 SF | +/- 0.90 ACRES**  
PROPOSED PARKING/DRIVE LANE

**TOTAL LAND +/- 3.40 ACRES**



**OVERVIEW**

**FOR MORE INFORMATION:**

Phillips Breckinridge  
Associate, Paine & Associates  
918-629-6489  
phillips@paine-associates.com



**P A I N E**

COMMERCIAL REAL ESTATE

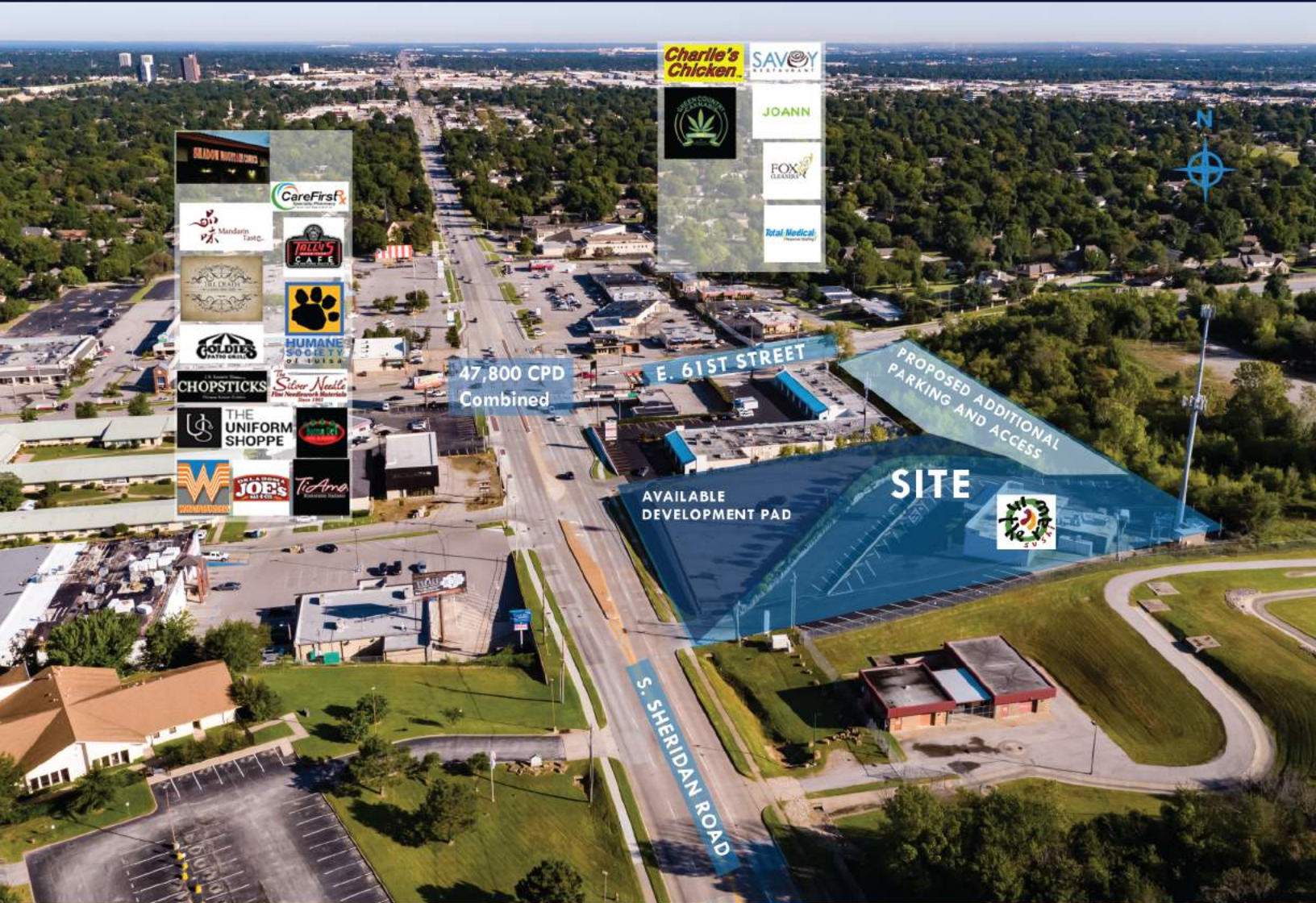
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## AERIAL

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# PAINE

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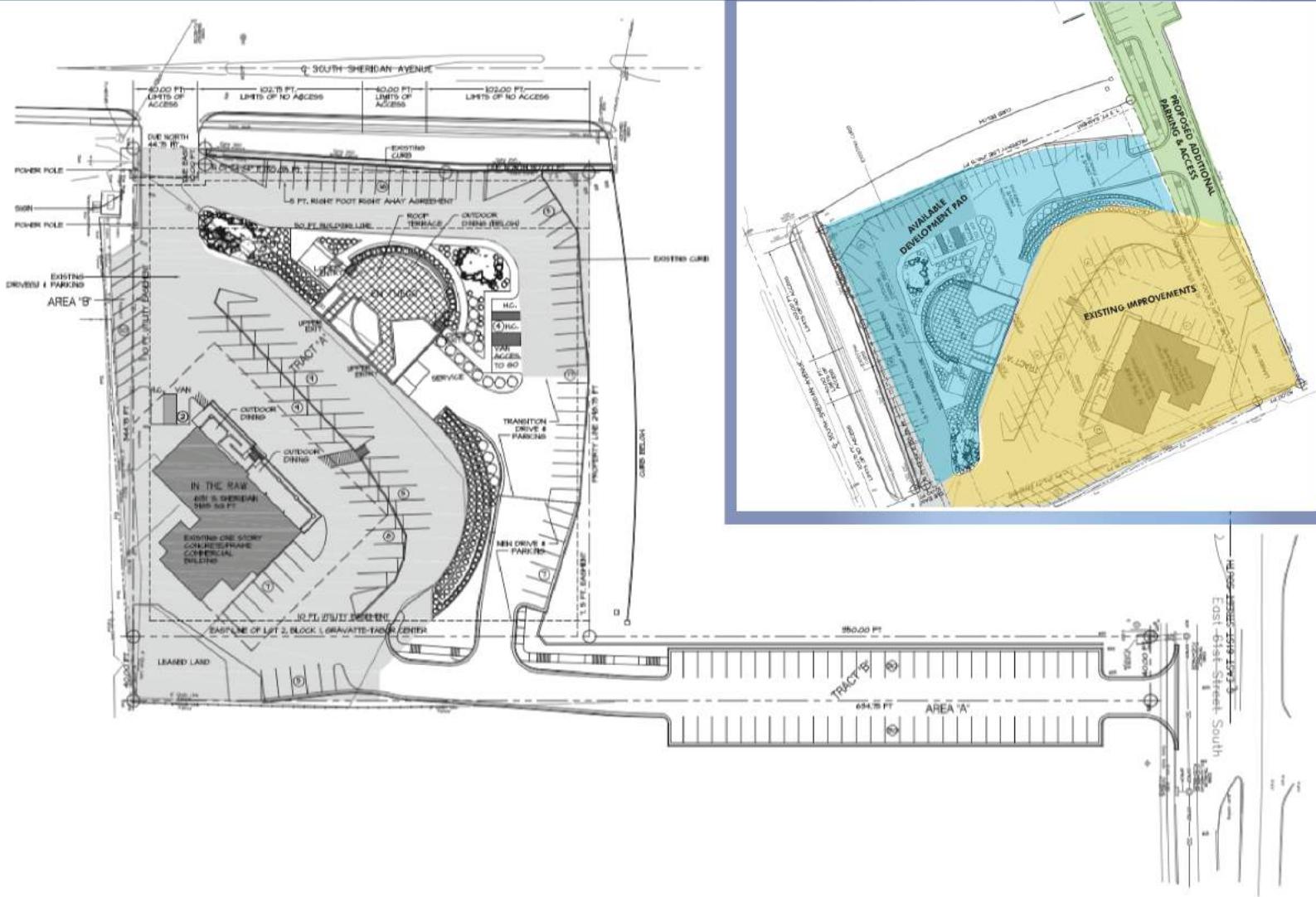
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## SITE PLAN

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## TRAFFIC GENERATORS

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