



## 3818 East Frank Phillips Boulevard

### Property Highlights

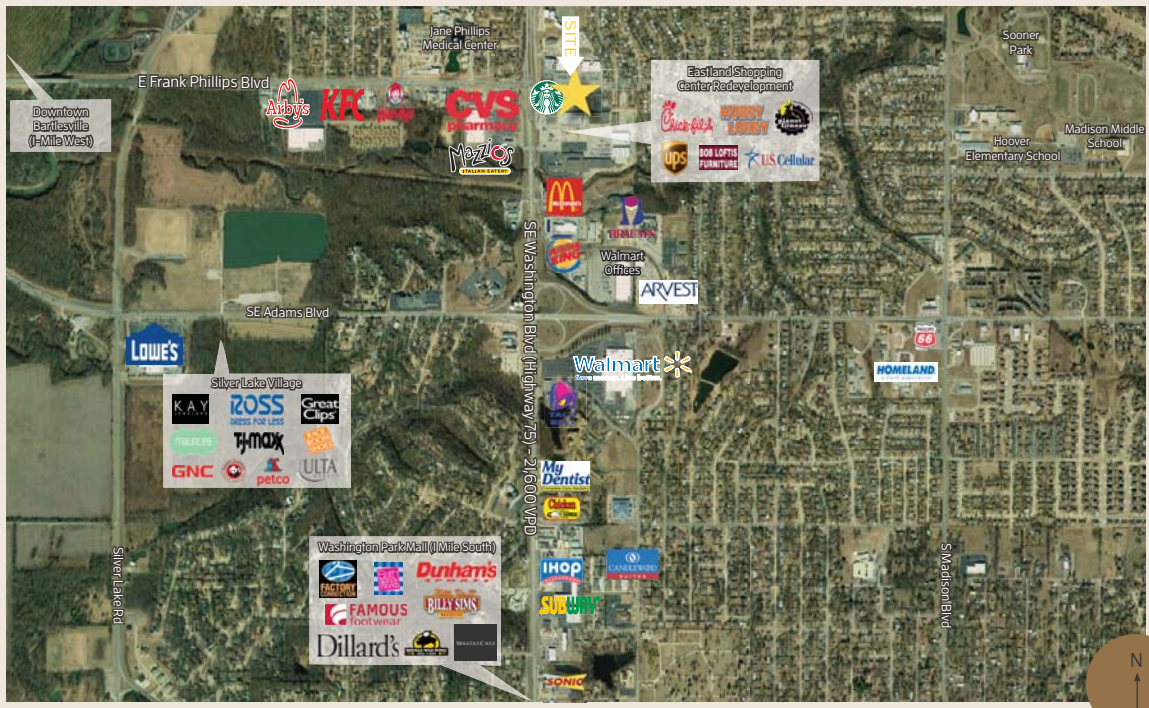
- 1,300 to 4,550 SF available for lease
- 0.91 Acre site
- 52 parking spaces
- Adjacent to Starbucks
- Cross access to Highway 75 in place

### Contact

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3813 East Frank Phillips Boulevard, Bartlesville, OK 74006



**Location Highlights**

- Strong traffic counts with 21,600 VPD on SE Washington Boulevard
- Desirable location in primary retail corridor
- Near Jane Phillips Medical Center with 114 staffed beds and 1,139 employees
- Recent additions to the area include new Hobby Lobby and Chick-Fil-A in 2018
- Conveniently located near Downtown Bartlesville

**Demographics**

Distance	Average Household Income	Population	Total Employees
1 Mile	\$60,439	8,022	4,279
3 Miles	\$71,089	32,064	14,395
5 Miles	\$69,770	42,543	17,588



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