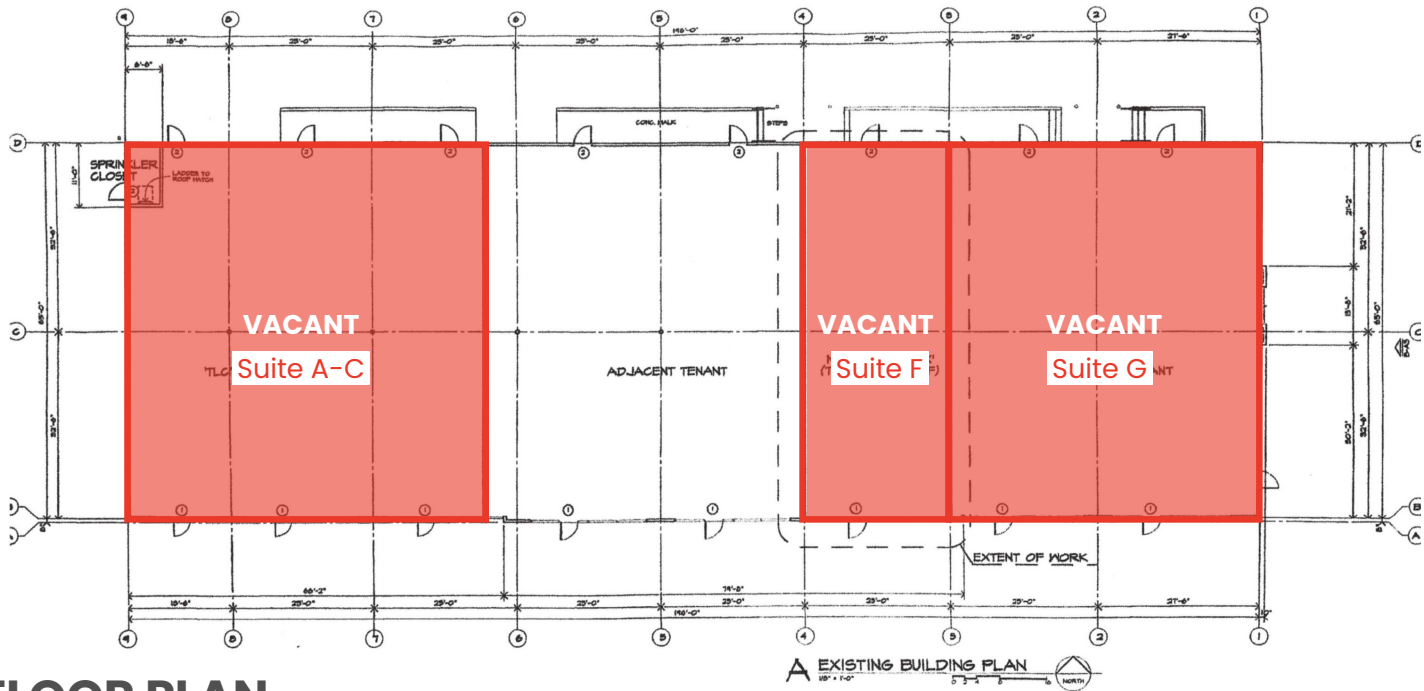
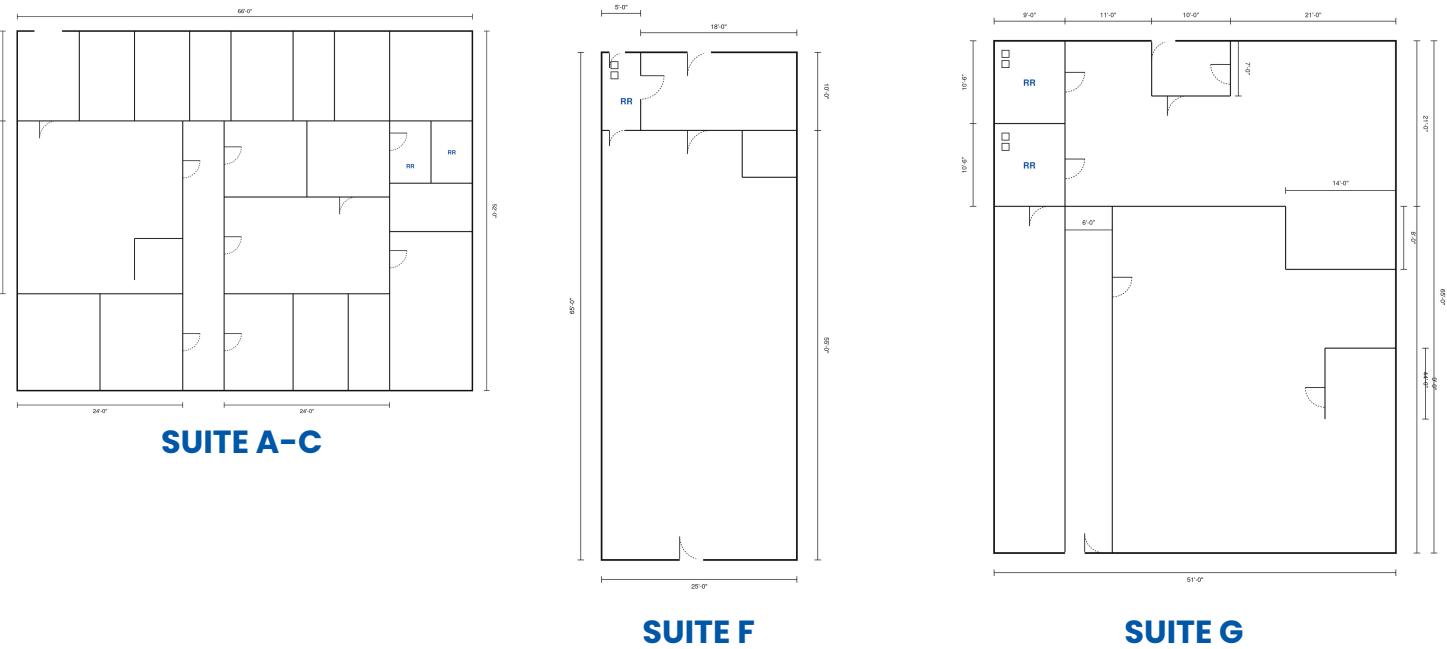


SITE PLAN



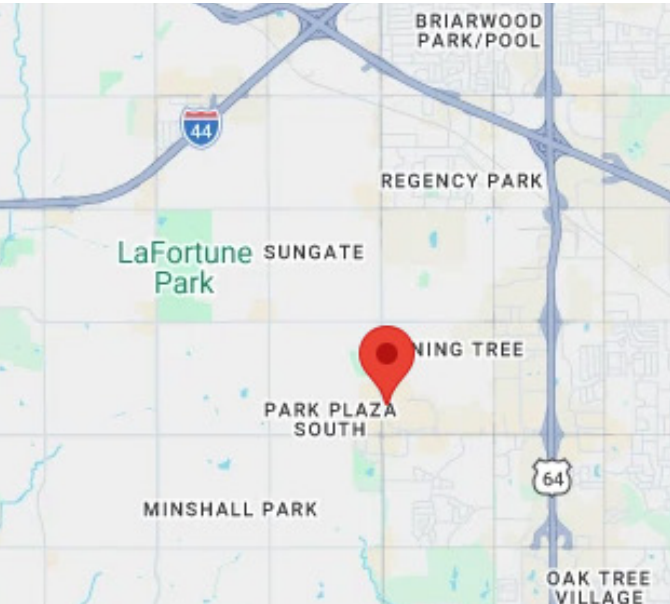
FLOOR PLAN



Located directly along S Memorial Dr and adjacent to Woodland Hills Mall and Scheels, this property sits in the heart of South Tulsa's premier retail corridor. Tenants benefit from exceptional visibility, heavy daily traffic, and a prime position among national, regional, and local credit retailers and restaurants.

PROPERTY FEATURES

- ±1,625 - 9,025 SF Available
- ±5,025 SF Contiguous
- Building Signage
- Visibility along S Memorial Dr
- ±182' of Frontage along S Memorial Dr
- ±72 parking spaces
- Zoned CO-16
- Nearby retailers include Walmart, Scheels, Woodland Hills Mall, Sam's Club, IHOP, Ross, and many more
- Also Available for Sale



Shawna Hale
VP of Brokerage
918.282.8664
shale@wigginprop.com

John Watchous
Advisor
918.991.8519
jwatchous@wigginprop.com

Shawna Hale
VP of Brokerage
918.282.8664
shale@wigginprop.com

John Watchous
Advisor
918.991.8519
jwatchous@wigginprop.com

TRAFFIC COUNTS

Road	Vehicles Per Day
S Memorial Dr E	27,192
S 81st E Ave	32,003
E 71st St	36,532

AREA DEMOGRAPHICS

2024	1 Mile	3 Miles	5 Miles
Total Households	10,535	54,276	127,083
Total Population	25,894	139,107	336,951
Average HH Income	\$65,637	\$71,060	\$70,278



Shawna Hale
VP of Brokerage
918.282.8664
shale@wigginprop.com

John Watchous
Advisor
918.991.8519
jwatchous@wigginprop.com