

SOUTH SPRINGS PLAZA

OFFICE SPACE FOR LEASE



7702 East 91st Street, Tulsa, OK 74133

PROPERTY HIGHLIGHTS

- AVAILABLE SPACE: SUITE #225 (1,854 sf)
- PREMIERE SOUTH TULSA LOCATION
- EASY ACCESS TO CREEK TURNPIKE & HWY 169
- MEDICAL OFFICE SPACE
- FULL SERVICE LEASING
- PRIME RESIDENTIAL & RETAIL CORRIDOR

Contact:

Doug Bauer, CCIM O) 918-665-1210

Sheila Cooper C) 918-724-5140



13,291 Vehicles per day - E. 91st St.

24,675 Vehicles per day - E. Memorial Dr.

TRAFFIC COUNT - SOURCE: INCOG 2025



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	17,100	130,000	349,000
TOTAL HOUSEHOLDS	7,391	49,600	131,000
TOTAL POPULATION	17,600	119,000	326,000
AVERAGE HH SIZE	2.38	2.36	2.45
AVERAGE HH INCOME	\$136,063	\$139,092	\$117,369

DEMOGRAPHICS - SOURCE: ESRI 2026

BAUER & ASSOCIATES, REALTORS®

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

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, change of price, terms, conditions and prior sale or lease.

Office 918-665-1210

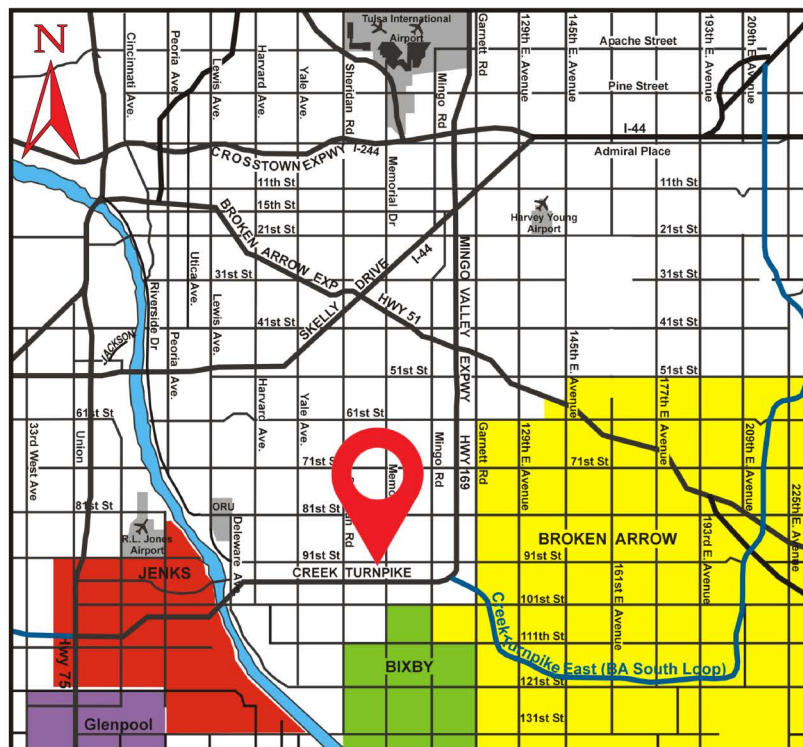
Fax 918-665-6462

www.bauertulsa.com

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Greater Tulsa Area Map

- THE BIG BISCUIT
- OLIVETO ITALIAN BISTRO
- LUDGER'S BAVARIAN CAKERY
- CHICKEN EXPRESS
- CHASE BANK
- BILLY SIMS BBQ
- ROBERTSON TIRE
- CICI'S PIZZA
- PLANET FITNESS



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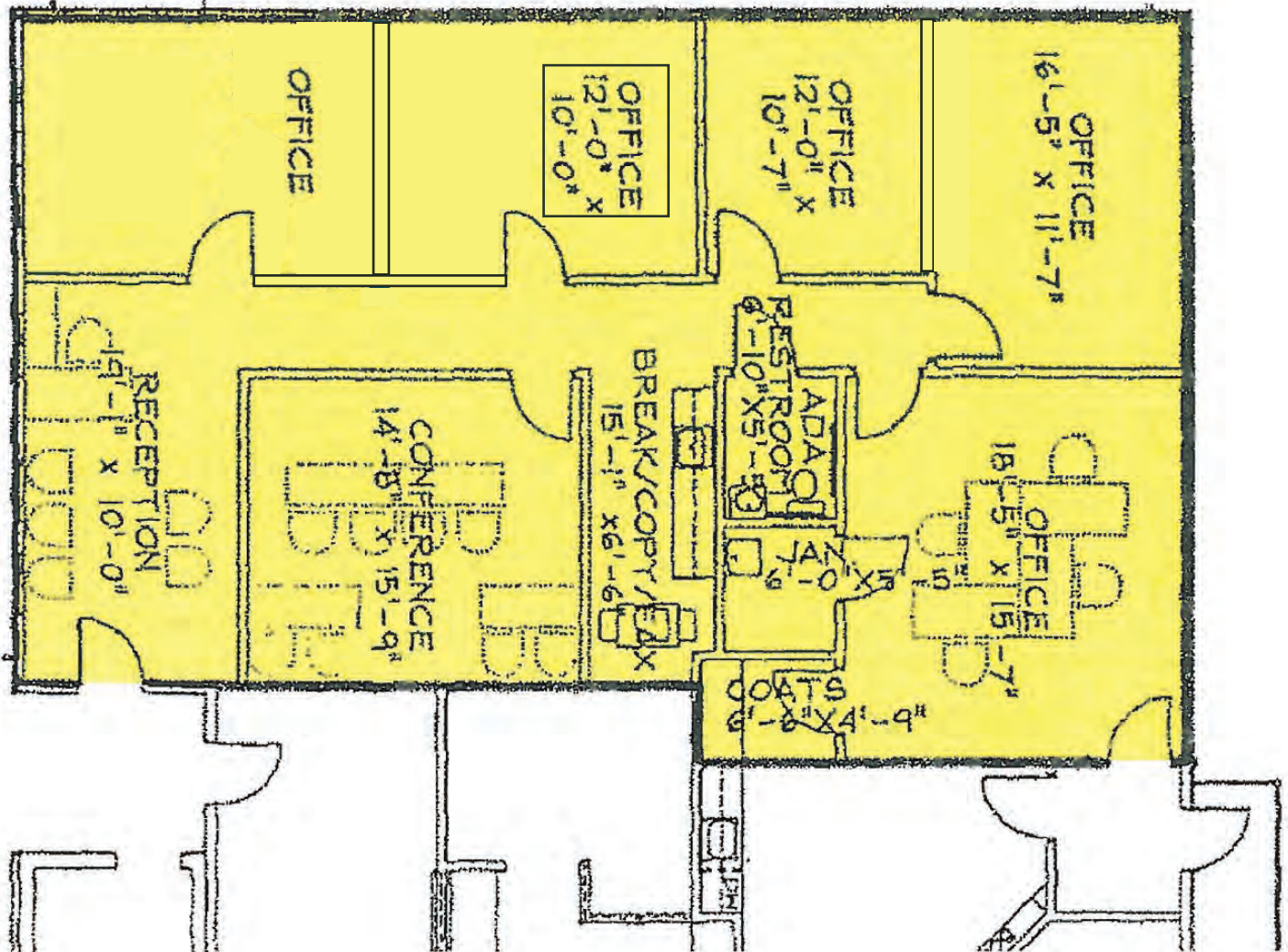
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Suite 225 | 1,854 SF



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