

NOW LEASING - SOUTH MEMORIAL PLAZA

10846 - 10848 S. MEMORIAL DR., TULSA, OK 74133

BAUER
& ASSOCIATES
REALTORS®



PROPERTY HIGHLIGHTS



DOUG BAUER, CCIM

Office: 918-665-1210

- **AVAILABLE SUITES: #102** (±2,075 SF) & **#114-115** (±2,850 SF)
- Zoned CS (Commercial Shopping)
- High-traffic retail corridor serving South Tulsa, Bixby, Glenpool & Broken Arrow
- Adjacent to Walmart Supercenter, a major regional traffic generator
- Co-tenancy with national retailers including Dollar Tree and Sally Beauty
- Less than 2 miles from the Creek Turnpike interchange
- Strong demographics and continued residential growth in the surrounding area
- Ample parking and easy ingress/egress



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	9,830	46,462	201,377
TOTAL HOUSEHOLDS	2,443	20,254	77,630
TOTAL POPULATION	6,127	53,444	193,647
AVERAGE HH SIZE	2.50	2.63	2.47
AVERAGE HH INCOME	\$156,793	\$158,651	\$119,105

DEMOGRAPHICS - SOURCE: ESRI 2025



38,683 Vehicles per day - S. Memorial Drive
12,079 Vehicles per day - E. 111th Street

TRAFFIC COUNT - SOURCE: INCOG 2025

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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.

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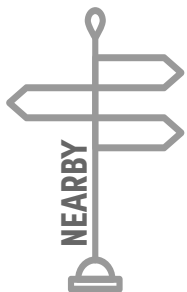
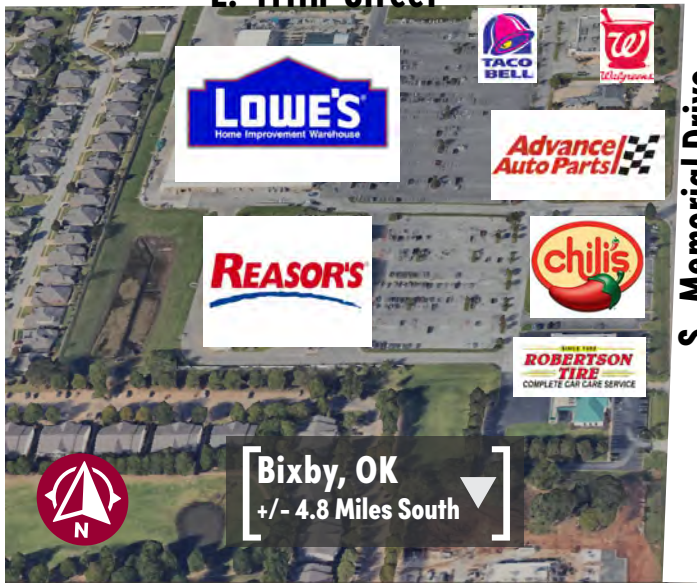
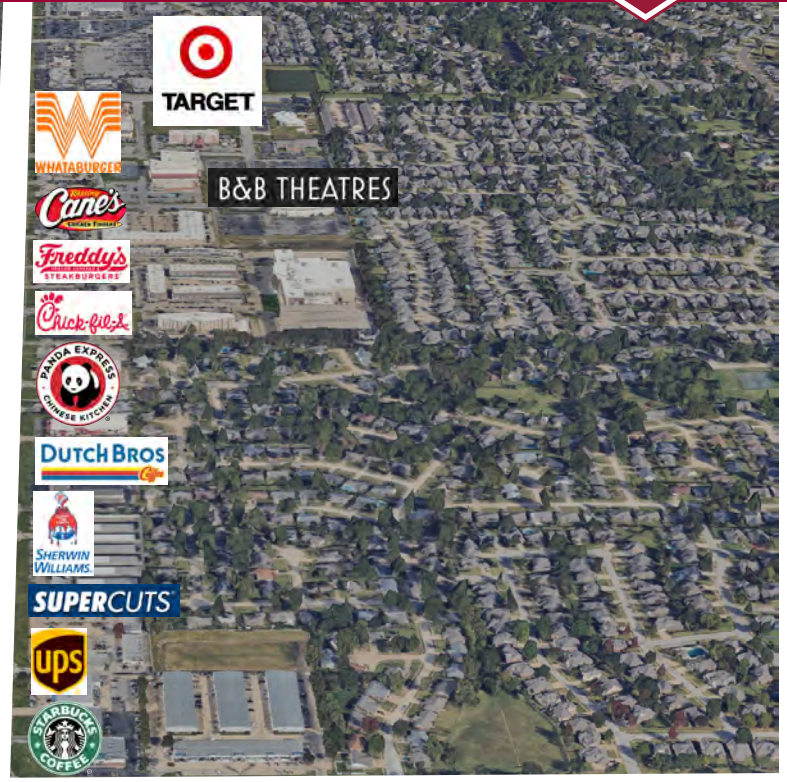
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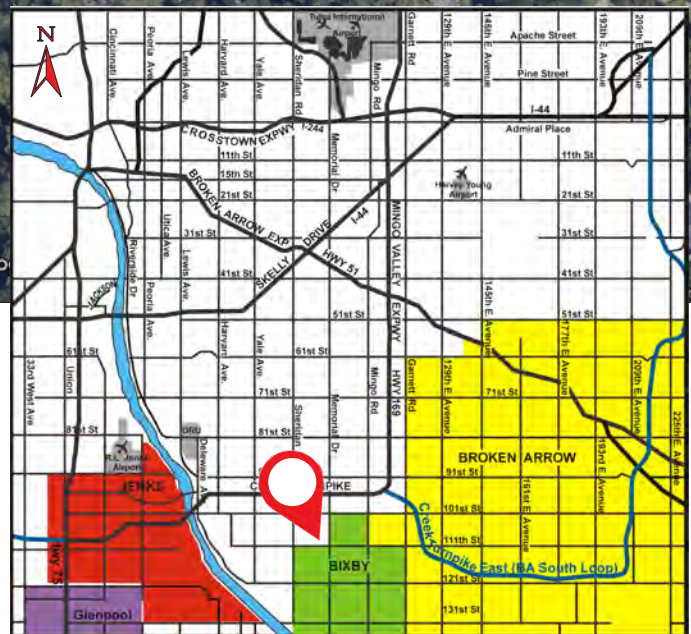
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- WALMART SUPERCENTER
- REASOR'S GROCERY
- SALLY'S BEAUTY SUPPLY
- DOLLAR TREE
- GUNG HO
- LOWE'S
- BRAUM'S
- CATO
- WALGREENS



Greater Tulsa Area Map

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Shopping Center

10846-10848
S. Memorial Dr.
Tulsa, OK

Total Bldgs GLA: 48,288 SF



Suite #	Tenant	Size
RETAIL A		
101	Dollar Tree	10,050
102	Vacant	2,075
104	Meineke	6,000
RETAIL B		
101-104	Shoe Show	6,663
105	Buzz City Exotic Smoke	1,400
106	Sheepdog Jiu Jitsu	2,000
107	Cato	4,060
108	Sally Beauty	1,750
109	Nails by Dawson	1,200
110	Top Cut	1,400
111	Lucky Foot Massage	2,450
112	Threading Studio	1,050
113	Memorial Wine	1,750
114-115	Vacant	2,850
116-117	Gung Ho	3,600



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