

MEMORIAL PARK

4955 S MEMORIAL DR TULSA, OK 74145



PROPERTY HIGHLIGHTS

Memorial Park is a popular neighborhood center located in Central Tulsa at the NEC of South Memorial Drive and East 51st Street with frontage on both streets. Walgreens is the anchor situated on the hard corner providing an outstanding retail draw for all tenants.

Over 14 automobile dealers are located within the 1 mile stretch from Memorial Park north to the Broken Arrow Expressway including Lexus, Cadillac, Range Rover, Audi, Lincoln, Jeep and GMC. Jim Norton T-Town Chevrolet is constructing a new Chevrolet dealership across South Memorial with an expected opening in early 2024.

Features

- + South Memorial traffic count is 27,800 cars / day
- + Monument Signage
- + Newly coated and striped parking lot
- + Local ownership and management

OFFERING SUMMARY

Base Rate:	\$9.00 + NNN
NNN Rate	\$3.15 / SF
SF Available:	1,500 SF - 1,770 SF
Lot Size:	2.81 Acres
Building Size:	49,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,278	43,979	113,473
Total Population	10,365	93,744	249,422
Average HH Income	\$47,571	\$61,691	\$76,918

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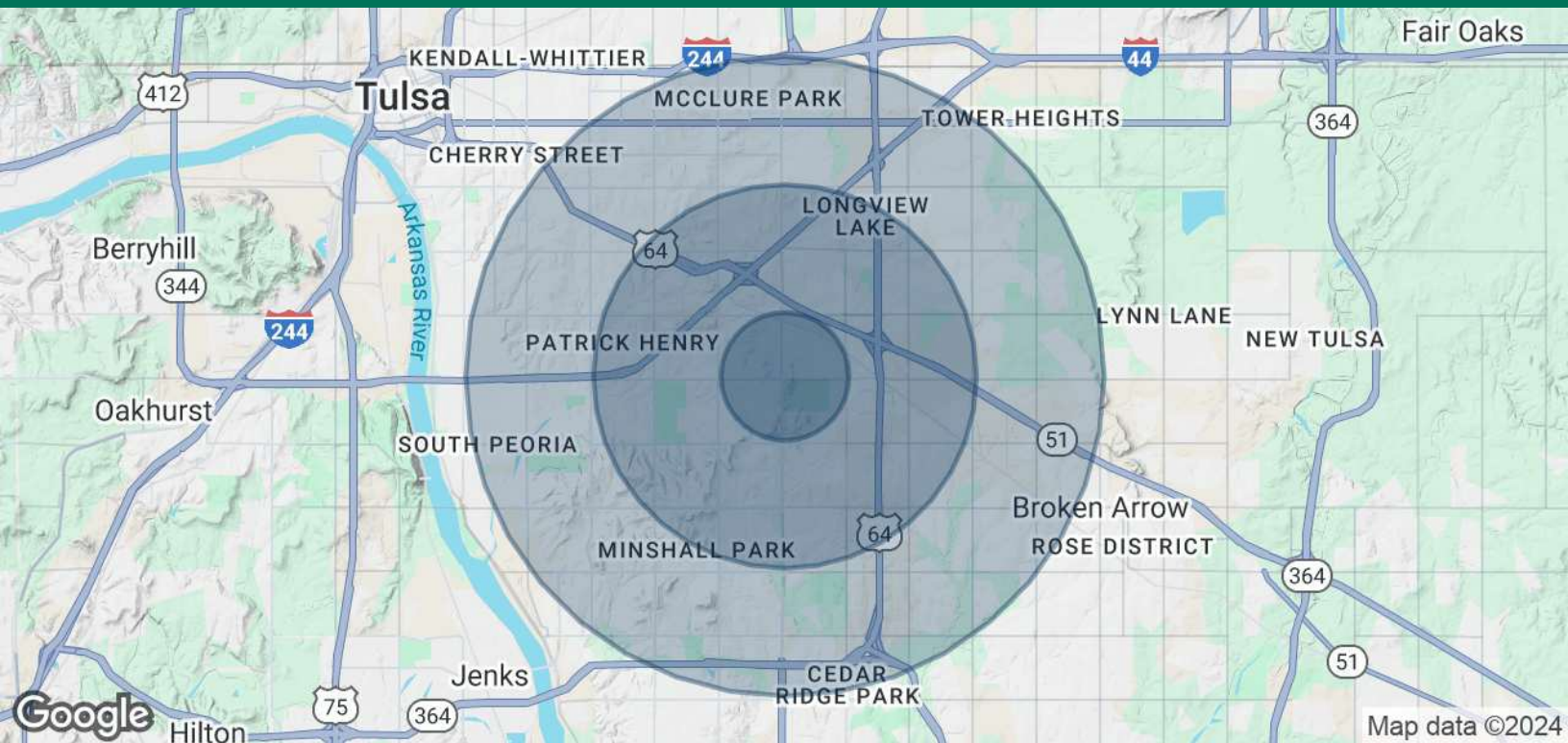


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,365	93,744	249,422
Average Age	36.9	37.6	37.8
Average Age (Male)	31.2	34.7	36.3
Average Age (Female)	41.3	39.9	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,278	43,979	113,473
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$47,571	\$61,691	\$76,918
Average House Value	\$123,383	\$137,030	\$169,101

2020 American Community Survey (ACS)

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