

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

- + Move-in ready spaces including a salon
- + South Memorial traffic count is 27,800 cars / day
- + Monument Signage
- + Newly coated and striped parking lot
- + Local ownership and management

OFFERING SUMMARY

Lease Rate:	\$10.00 - 14.00 SF/yr (NNN)
Number of Units:	6
Available SF:	656 - 3,600 SF
Lot Size:	2.81 Acres
Building Size:	27,500 SF

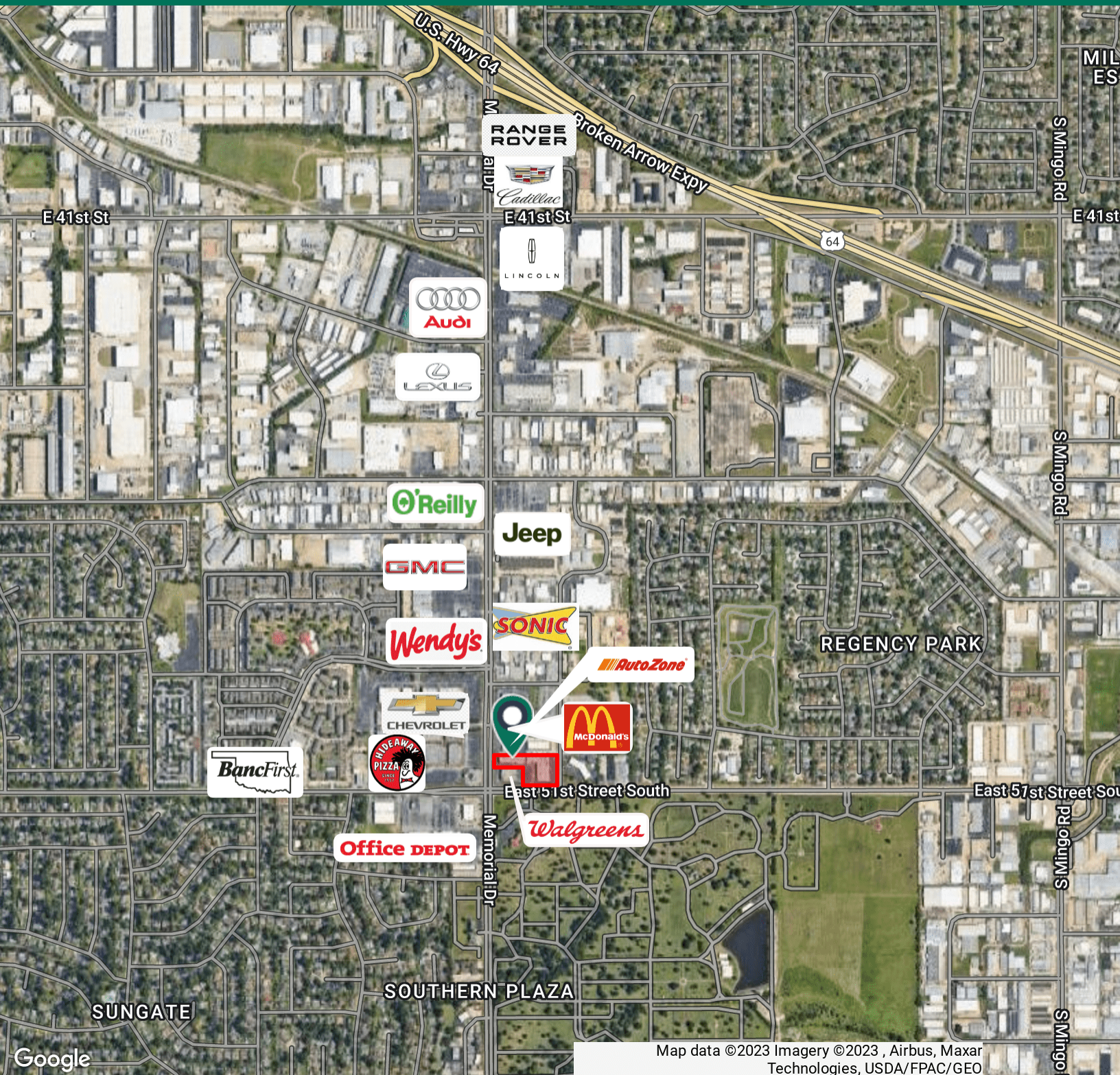
SPACES	LEASE RATE	SPACE SIZE
4955-A	\$14.00 SF/yr	876 SF
4955-B	\$14.00 SF/yr	1,124 SF
4955-G	\$11.50 SF/yr	656 SF
4955-K	\$11.50 SF/yr	3,600 SF
4960-H	\$10.00 SF/yr	1,780 SF
8125-N	\$11.50 SF/yr	1,770 SF

CHANDLER MOREAU

cmoreau@priceedwards.com
 O: 918.394.1000 C: 918.370.2877

MEMORIAL PARK

4955 S MEMORIAL DR TULSA, OK 74145



Google

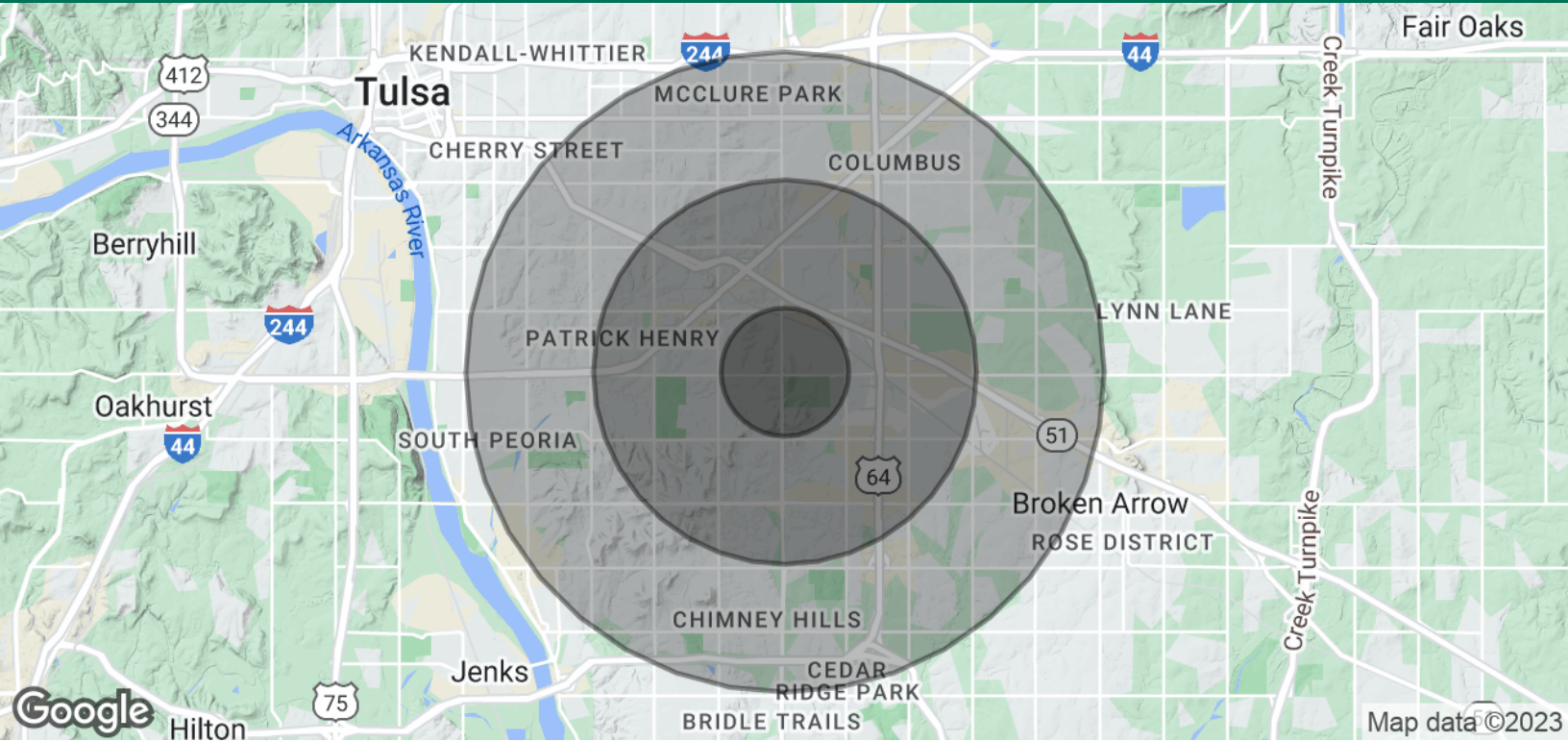
Map data ©2023 Imagery ©2023, Airbus, Maxar Technologies, USDA/FPAC/GEO

CHANDLER MOREAU

cmoreau@pricedwards.com
O: 918.394.1000 C: 918.370.2877

MEMORIAL PARK

4955 S MEMORIAL DR TULSA, OK 74145



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

* Demographic data derived from 2020 ACS - US Census

CHANDLER MOREAU

cmoreau@pricedwards.com

O: 918.394.1000 C: 918.370.2877