

Retail Development Opportunity

8414 East 101st Street Tulsa, OK 74133 (SEC E. 101st St. & South Memorial Drive)



RETAIL SPACE NOW AVAILABLE

| | |
|-----------------------|---|
| Sale Price: | \$3,750,000 |
| Building Size: | 14,727 SF |
| Year Built: | 1984 |
| Zoning: | OS/Retail zoning in progress |
| Cross Streets: | East 101st Street & South Memorial Drive |
| Demographics: | 3 mile - HH income - \$114,480 5 mile - HH income - \$94,942 |

FOR MORE INFORMATION, CONTACT

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LOCATION OVERVIEW

Retail Development Site - 3.25 acres – In South Tulsa/ North Bixby!

Building: 14,727 sf, built in 1984, single story

Located east of the South Memorial Drive and 101st Street South intersection, in the fast-growing retail community that includes Target Supercenter, Sprouts, LifeTime Fitness and other new retail shops and restaurants; and adjacent to the Starworld 20 Movie Theater and the Holiday Inn Express Hotel & Suites and near the newly announced, COSTCO.

The retail area is served by South Tulsa, Bixby, Jenks and Broken Arrow. The population in the immediate area is expected to grow by almost 20% over the next 4-5 years.

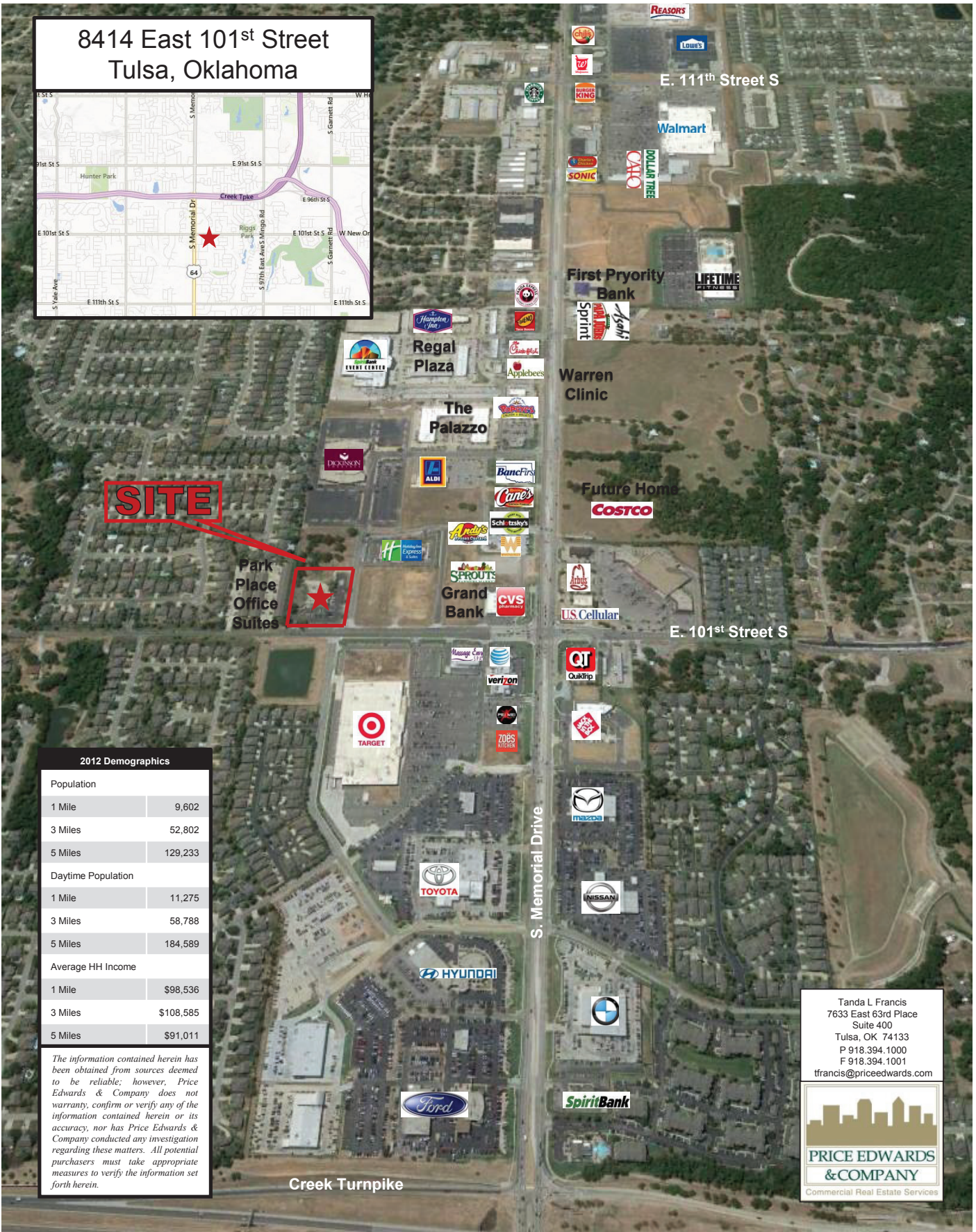
Available late 2014. Do not disturb tenant. Future use restrictions will be conveyed.

PROPERTY OVERVIEW

- Building: 14,727 SF apx.
- Site: 3.25 AC apx.
- Built: 1984
- Re-Zoning to OS/Retail in progress
- Available January, 2015 apx.
- Restriction for certain uses

Retail/Office Development Opportunity

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SITE

Park Place Office Suites

| 2012 Demographics | |
|--------------------|-----------|
| Population | |
| 1 Mile | 9,602 |
| 3 Miles | 52,802 |
| 5 Miles | 129,233 |
| Daytime Population | |
| 1 Mile | 11,275 |
| 3 Miles | 58,788 |
| 5 Miles | 184,589 |
| Average HH Income | |
| 1 Mile | \$98,536 |
| 3 Miles | \$108,585 |
| 5 Miles | \$91,011 |

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