

Retail For Lease

# The Enclave

10245 S 82nd E Ave Street, Tulsa, OK 74133

**WIGGIN**  
PROPERTIES, LLC



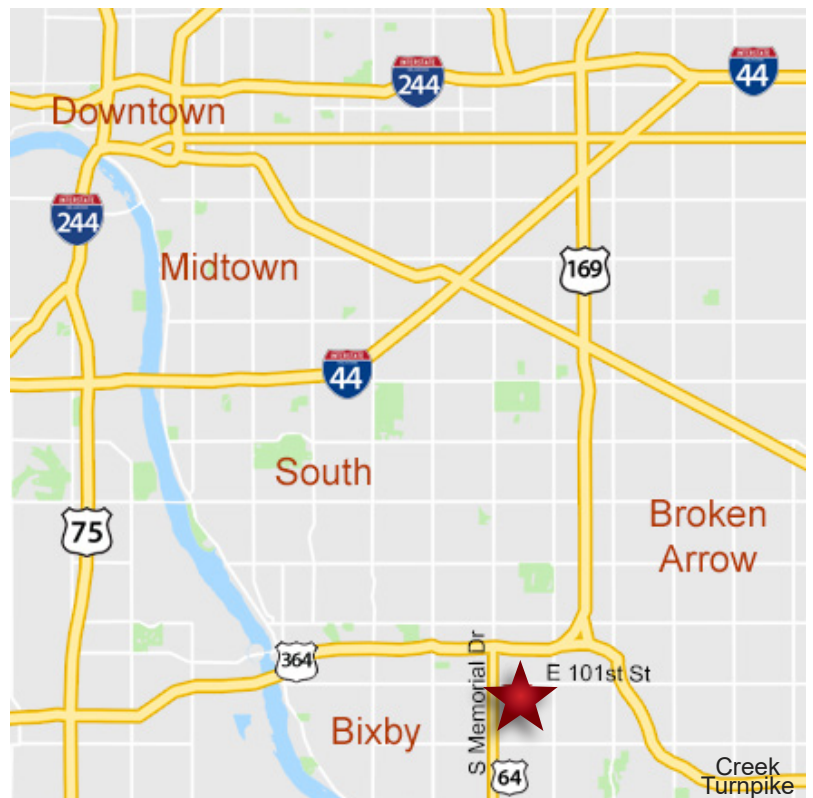
## The Enclave

Shopping Center

Center Size: 13,309 SF  
Available SF: 1,549 - 2,000 SF  
Lease Rate: \$32 - \$36 psf NNN  
Traffic Counts: 54,000 vpd Memorial Dr  
36,159 vpd S 81st E Ave  
20,500 vpd E 101st St S

### Highlights

- Convenient Access to Creek Turnpike & I-169.
- High Traffic Corridor with 54,000+ Cars per day.
- National and Local Retailers in the Area.
- New Construction Building off S Memorial Dr and E 102nd St S.
- Building Signage Available.
- Area retail includes Costco, Target, Sprouts, Aldi, Ulta, HomeGoods, CVS, Raising Cane's, IHOP, Chick-fil-a, Lifetime Fitness, Walmart Super Center, QuikTrip, Panda Express, Papa Johns Pizza, and more.



**Vicki Patterson, CCIM | Erica Cunningham 918.935.2010**

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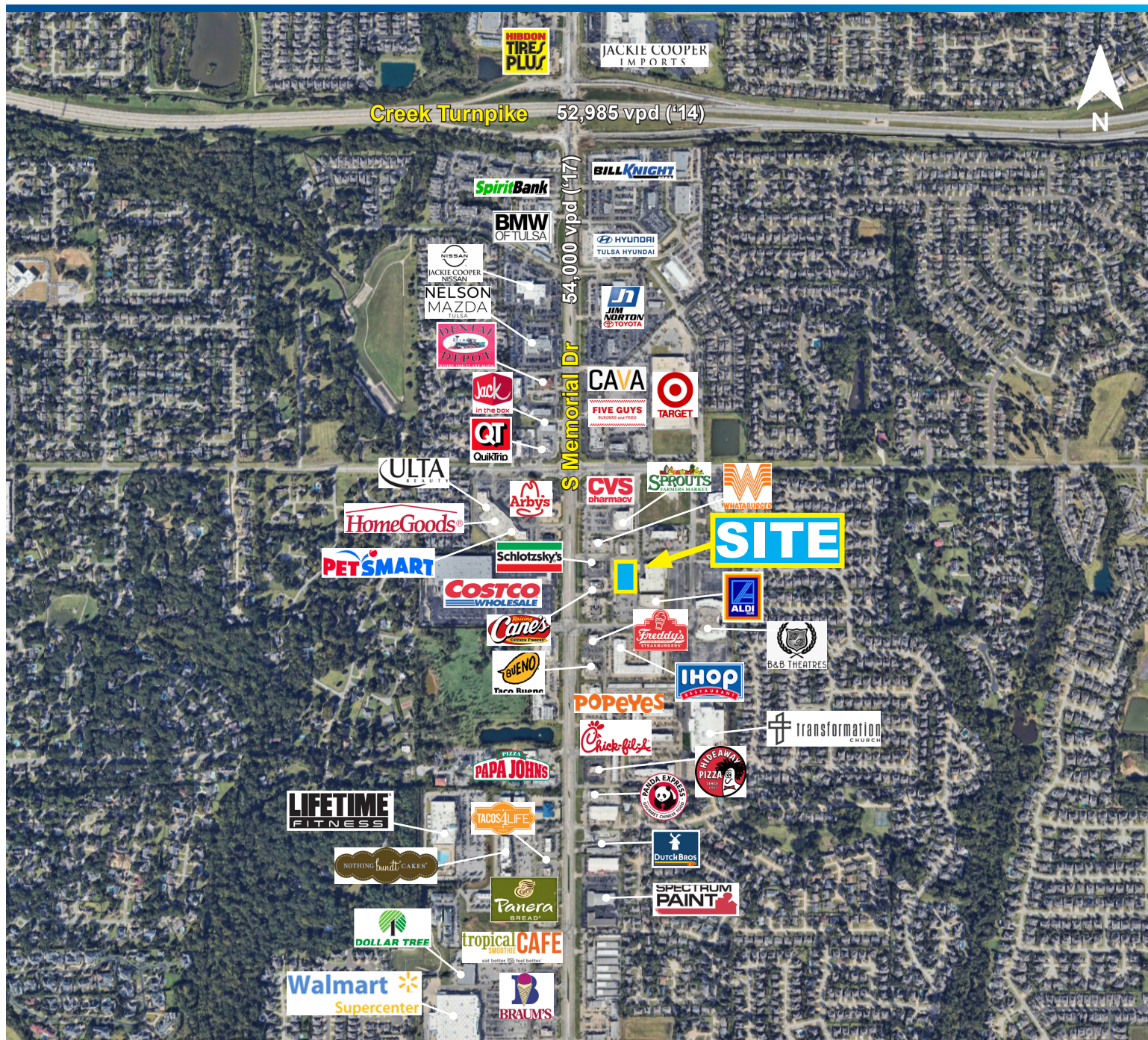


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2024	1 Mile	3 Miles	5 Miles
Population	9,444	73,013	183,208
Average HH Income	\$121,202	\$121,128	\$104,007
Households	3,557	28,656	71,970

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Floor plan



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