

PRIME LOCATION

Tulsa Retail Land For Sale

72,574 SF in front of the number one Walmart in Oklahoma, Woodland Hills Mall, and Scheels Sporting Goods.

8104 EAST 68TH STREET, TULSA, OK 74133





OFFERING SUMMARY	
SALE PRICE:	\$3,000,000
LAND SIZE:	72,574 SF
PROPERTY TYPE:	Retail / Restaurant

Location Description

Prime land located at the signalized corner of 68th & Memorial in the Woodland Hills regional retail corridor. Steps from Woodland Hills Mall and Walmart Supercenter with easy access to US-169; surrounded by top nationals driving all-day traffic.

Nearby activity generators include: Walmart Supercenter, 1.1 million square foot Woodland Hills Mall (Dillard's, JCPenney, Macy's, Scheels), The Cheesecake Factory, Take 5 Oil, Barnes & Noble, Sun & Ski Sports, Starbucks, WinCo Foods, Burlington, Ross Dress for Less, Ulta Beauty, Nordstrom Rack, Old Navy, Ihop, Ashley Furniture, Sam's Club, Outback, Holiday Express, Courtyard Marriott, Hampton Inn, etc.

About the Property

Located in the Woodland Hills Mall trade area, the corridor recorded approximately 640,000 visits in October 2025, reflecting steady, high-volume consumer activity.

Directly in front of the new Scheels flagship sporting goods store—a \$132 million development that opened in 2024—generating over 146,000 visits in October 2025. The adjacent Walmart Supercenter ranks #1 in Tulsa and Oklahoma and #122 of 3,560 nationwide.

With 36,532 vehicles per day (VPD) within 0.34 miles, this location offers premier exposure, strong cotenancy, and unmatched visibility in one of Tulsa's top-performing QSR and retail corridors.



Investment Opportunity



First Time being offered for sale. Seller is willing to combine two parcels of land totaling 72,574 S.F. to create one of the most exciting retail opportunities in Tulsa.

The Parcel consists of two adjacent properties on the signalized corner of 68th and Memorial. The first tract is 43,993 S.F. and has an existing 5,592 s.f. former First Watch restaurant. The second tract is 28,851 s.f. with a 2,905 s.f. former Taco Bueno.

There is over 300 feet of frontage, which provides excellent visibility and signage opportunities.

This site is ideally suited for redevelopment for a wide variety of uses.

Property Highlights

- **Prime Location:** Corner of 71st & Memorial—one of Tulsa’s highest-performing retail corridors.

- **Easy Accessibility:** Excellent ingress/egress from Memorial Drive and E 68th Street with high shopper and commuter exposure.

- **Strong Frontage:** ±222’ on E 68th St and ±160’ on S Memorial Dr with exceptional visibility.

- **High Traffic Counts:** 31,000–36,500 VPD, including 36,532 VPD within 0.34 mi.

- **Proven Retail Corridor:** Within Woodland Hills Mall trade area—~640,000 visits (Oct 2025).

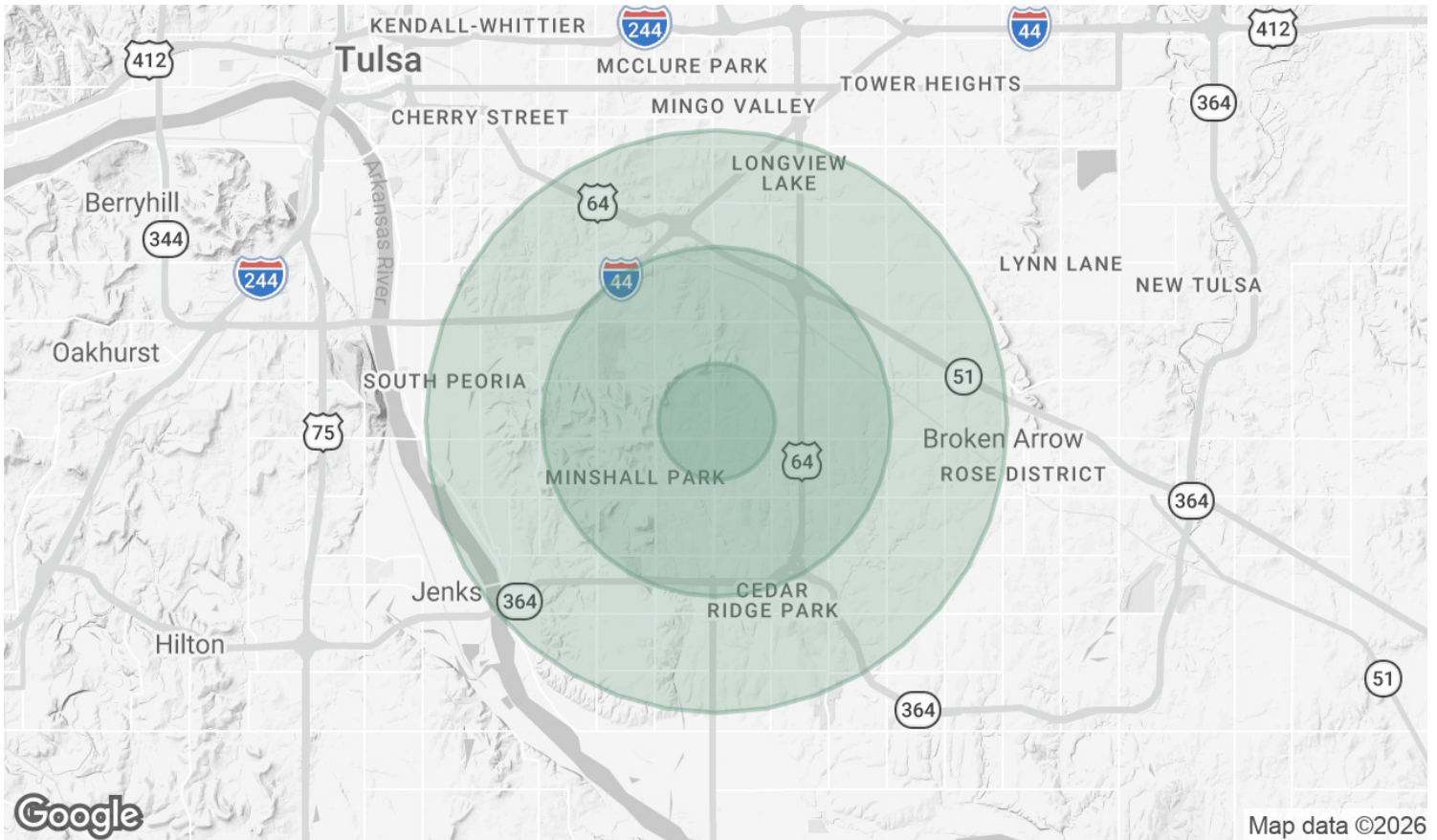
- **Major Anchor Adjacency:** Backed by Scheels (\$132M buildout, ±240,000 SF) and #1-ranked Walmart Supercenter in Oklahoma.

- **Dense Daytime Population:** Surrounded by top QSR, national retailers, and service tenants generating all-day demand.

- **Ideal Reuse Opportunity:** Freestanding restaurant with existing infrastructure for casual dining, fast-casual, or drive-thru concepts.



Demographics



Population	1 Mile	3 Miles	5 Miles
Total Population	14,346	95,467	248,543
Average Age	43	41	40
Average Age (Male)	40	39	39
Average Age (Female)	45	42	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,673	41,799	103,799
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$79,786	\$93,455	\$95,669
Average House Value	\$219,802	\$259,604	\$278,428

Demographics data derived from AlphaMap

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