

Bixby Retail For Sale / Lease

200 N Armstrong
St, Bixby, OK 74008

Andrew Leach

Senior Associate

918.388.6148

aleach@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES



Property Summary



Property Highlights

- Walking distance to the iconic development, finished in 2025 with 132 upscale apartment units and directly next to the \$20 million dollar Spartan Square, which will include a hotel and convention center!
- Premier location on the hard corner of N Armstrong street and W Needles avenue with strong traffic counts and surrounding commercial activity
- Ideal for retail, restaurant, or office use
- Excellent signage and exposure opportunities
- Convenient access from 151st and Memorial.
- Whether an investor, an owner-user, or a tenant, this property offers the flexibility and visibility needed to thrive in a high-demand market.

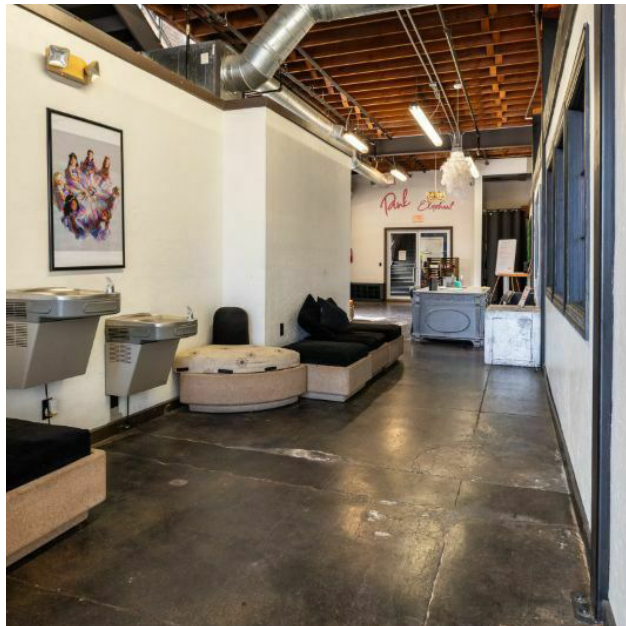
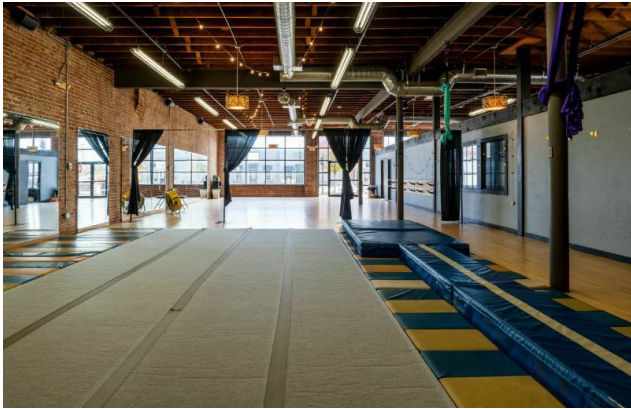
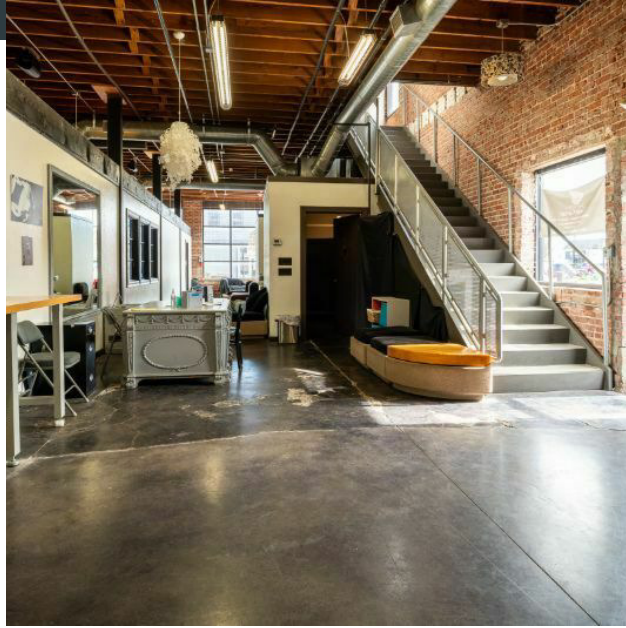
Location Description

Positioned in the heart of Bixby on the hard corner of N Armstrong street and W Needles avenue, this versatile commercial building offers exceptional visibility, easy access, and a flexible layout suited for a wide range of users. The property features both ground-floor and second-floor space, making it an ideal option for retail, restaurant, or office concepts looking to establish or expand their presence in the fastest-growing corridor in NE Oklahoma.

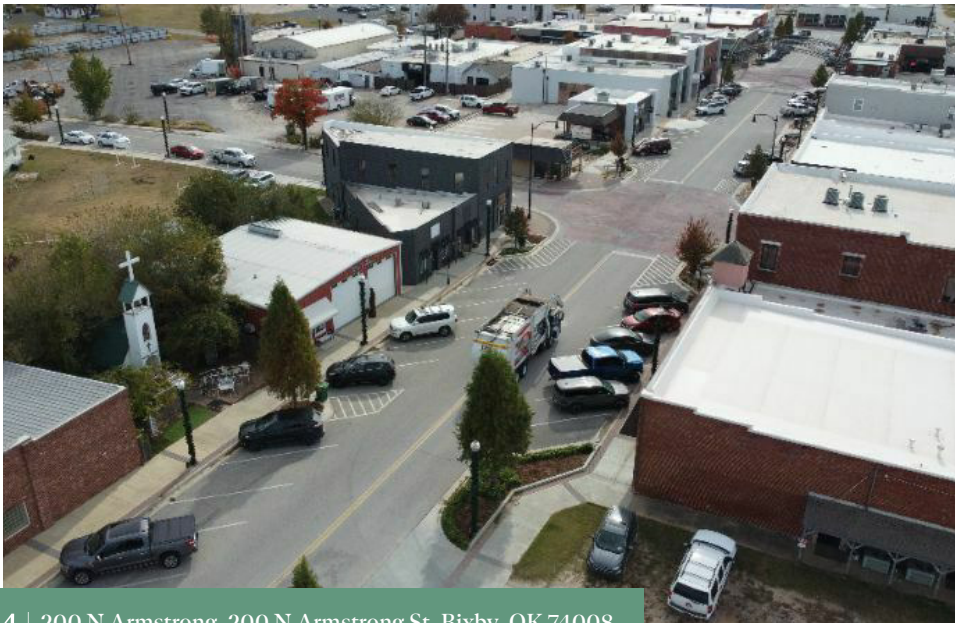
Offering Summary

Sale Price:	\$2,400,000
Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	10,000 SF
Lot Size:	0.14 Acres
Building Size:	10,000 SF

Additional Photos



Additional Photos



Floor Plan



FLOOR PLAN OPERATIONS (UNLESS OTHERWISE SPECIFIED) ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Location Map

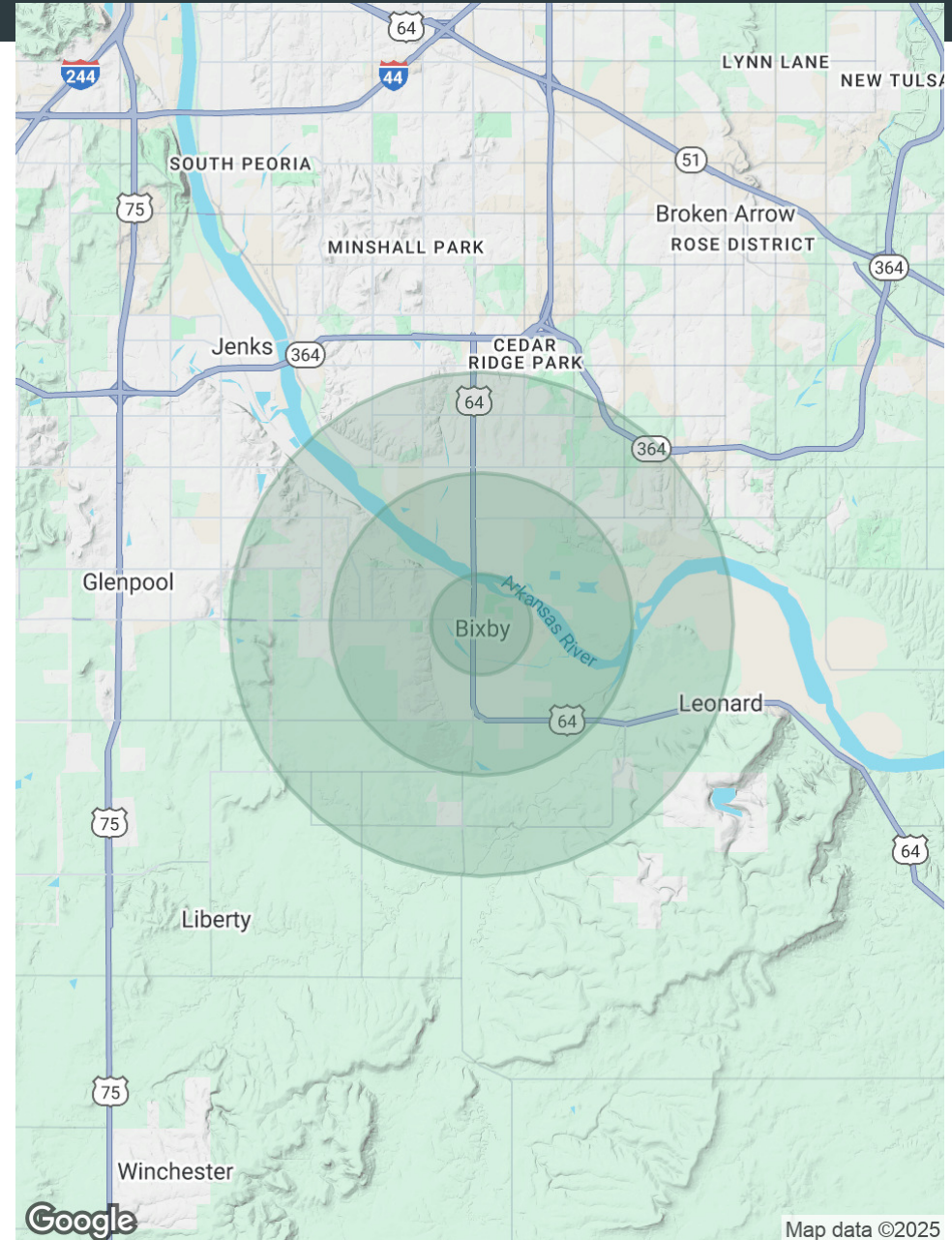


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	2,614	17,106	58,516
Average Age	36	37	39
Average Age (Male)	33	35	38
Average Age (Female)	38	38	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,083	6,230	20,856
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$74,233	\$109,235	\$136,621
Average House Value	\$290,067	\$354,732	\$418,029

Demographics data derived from AlphaMap



Contact

Andrew Leach

Senior Associate

918.388.6148

aleach@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES

MCP - McGraw Commercial Properties

4105 S. Rockford Ave.

Tulsa, OK 74105

mcgrawcp.com

DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.