

MEMORIAL DRIVE CORRIDOR RETAIL SPACE

FOR LEASE
Sunbelt Plaza, Suite B

James B. McCoy, CCIM
(918) 836-9900
jim@mccoyproperties.com



Memorial Drive Corridor
Restaurant Space
Former Subway
4343 South Memorial Drive
Tulsa, Oklahoma

26,500 Cars per Day
1/2 mile from Broken Arrow Expressway
1-1/2 mile from I-44
Established Retail Center
Plenty of Convenient Parking

For more information, contact:
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www.mccoyproperties.com



1,672±sf
Established Sandwich Shop Space / Previously Subway
Fully Built-out Sandwich Shop
Equipment Available
Great Signage



1241 SOUTH HARVARD AVENUE | TULSA, OKLAHOMA 74112



CERTIFIED COMMERCIAL INVESTMENT MEMBER

MEMORIAL DRIVE CORRIDOR RETAIL SPACE

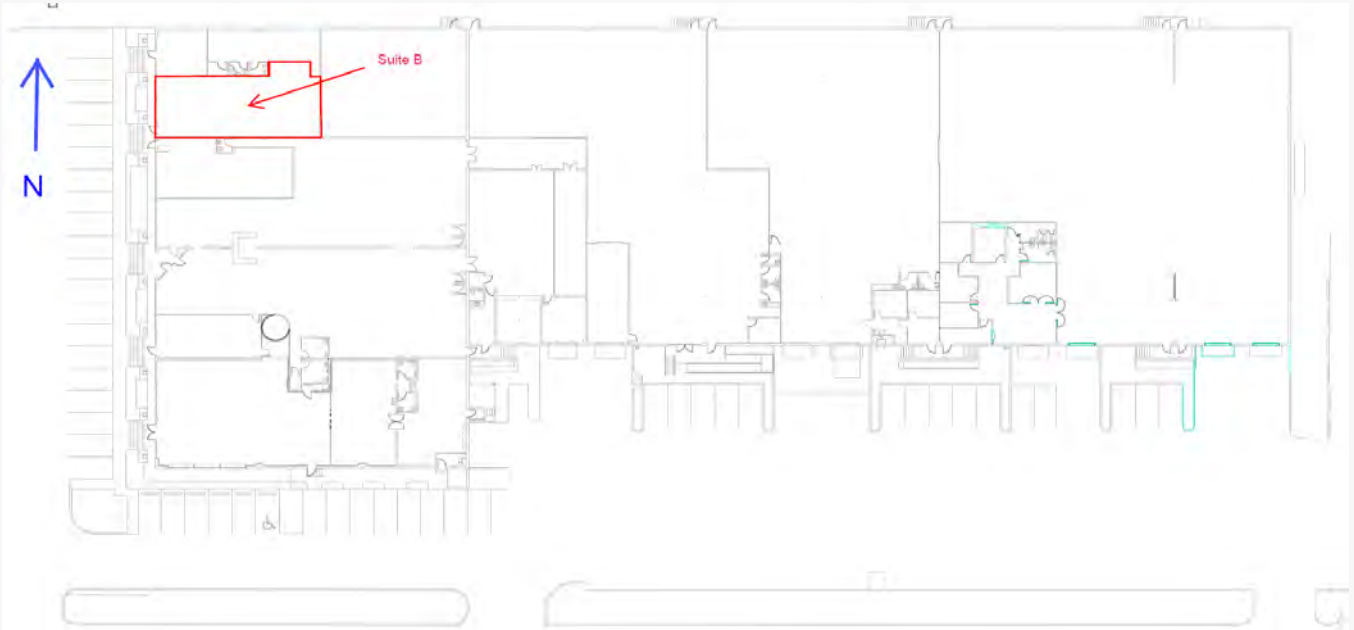
Site and Space Plan

4343 South Memorial Drive, Suite F
Tulsa, Oklahoma

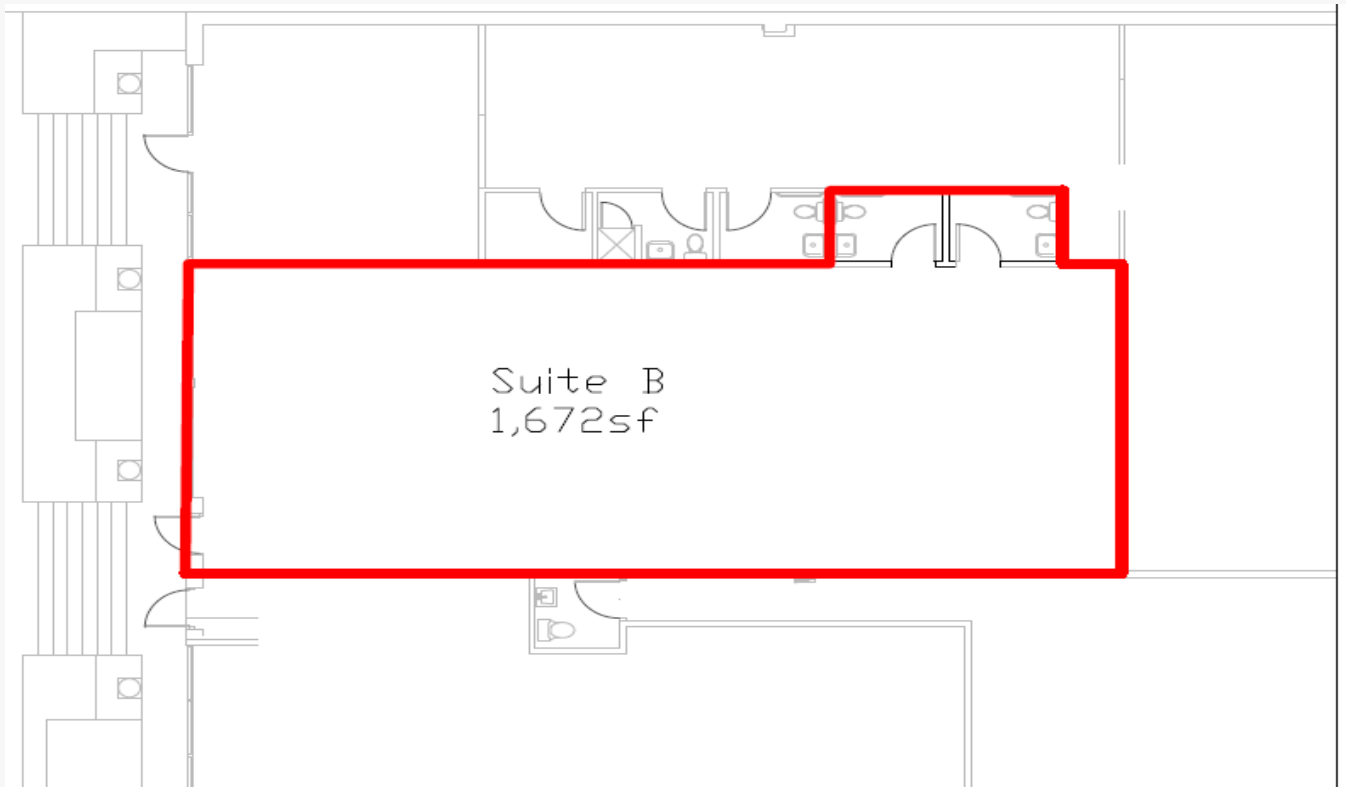
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SITE PLAN



SPACE PLAN



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Photographs

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Site Location

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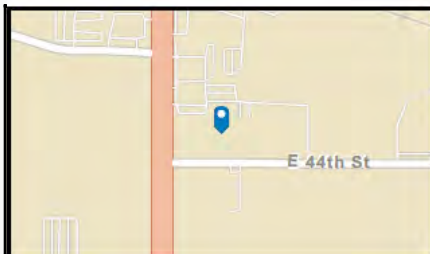
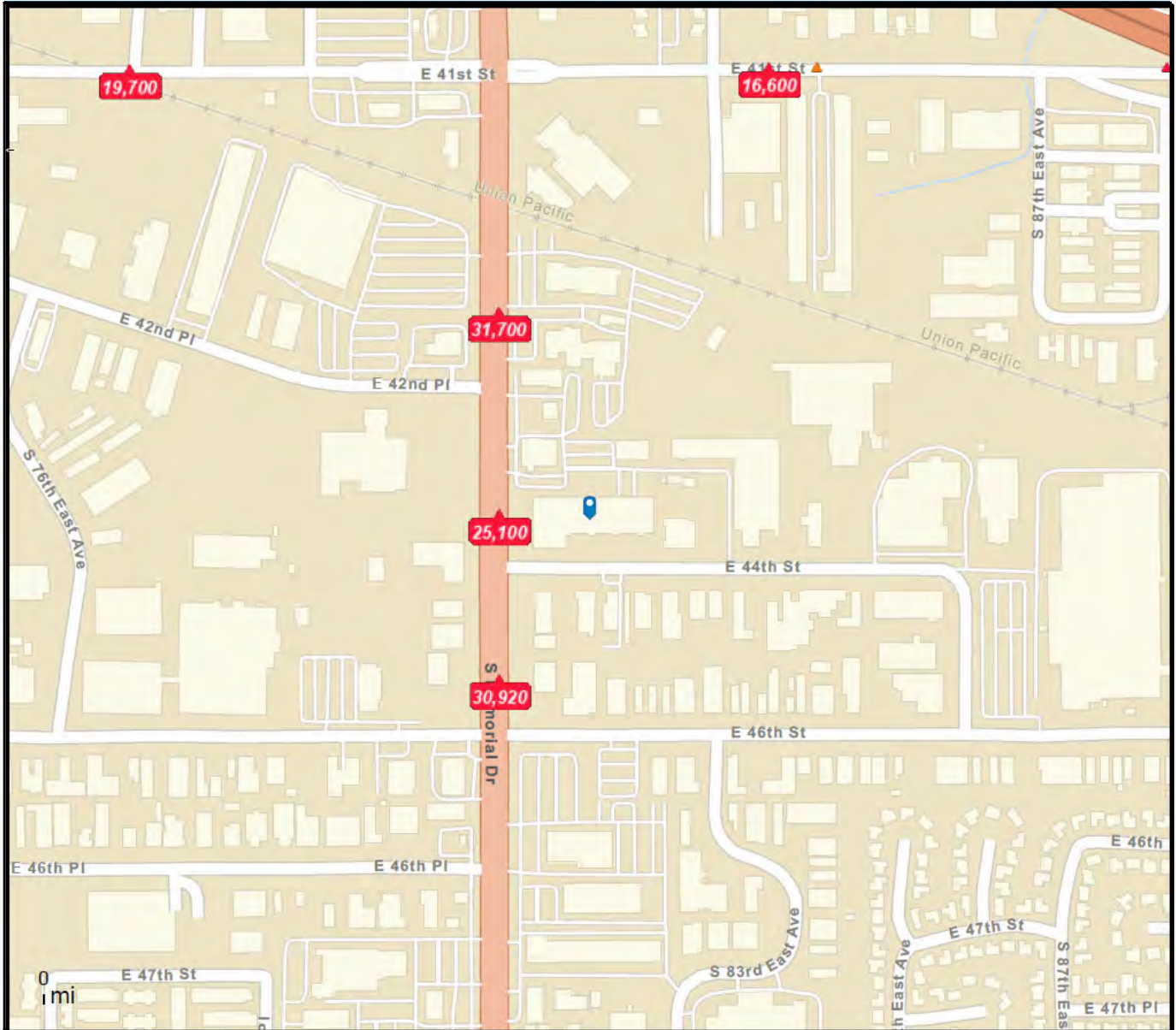


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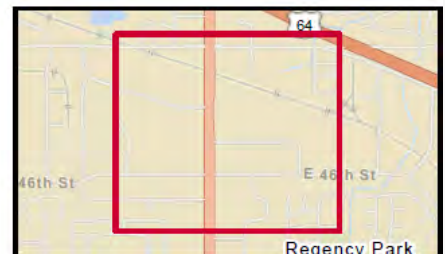
Daily Traffic Volume

4343 South Memorial Drive, Suite F
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

MEMORIAL DRIVE CORRIDOR RETAIL SPACE

Business Summary

4343 South Memorial Drive, Suite F
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	5 minutes	10 minutes	15 minutes
Population			
2010 Population	9,771	126,426	398,787
2020 Population	10,366	133,245	422,520
2023 Population	10,412	135,033	430,666
2028 Population	10,413	137,166	437,443
2010-2020 Annual Rate	0.59%	0.53%	0.58%
2020-2023 Annual Rate	0.14%	0.41%	0.59%
2023-2028 Annual Rate	0.00%	0.31%	0.31%
2020 Male Population	48.5%	48.5%	49.0%
2020 Female Population	51.5%	51.5%	51.0%
2020 Median Age	34.2	35.6	36.2
2023 Male Population	49.5%	48.7%	49.2%
2023 Female Population	50.5%	51.3%	50.8%
2023 Median Age	35.6	37.3	37.1

In the identified area, the current year population is 430,666. In 2020, the Census count in the area was 422,520. The rate of change since 2020 was 0.59% annually. The five-year projection for the population in the area is 437,443 representing a change of 0.31% annually from 2023 to 2028. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 37.1, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	46.0%	50.1%	54.0%
2023 Black Alone	14.9%	11.8%	11.0%
2023 American Indian/Alaska Native Alone	5.3%	4.9%	5.3%
2023 Asian Alone	3.2%	3.8%	3.7%
2023 Pacific Islander Alone	0.0%	0.2%	0.2%
2023 Other Race	13.2%	12.4%	10.2%
2023 Two or More Races	17.3%	16.7%	15.5%
2023 Hispanic Origin (Any Race)	25.5%	24.5%	20.4%

Persons of Hispanic origin represent 20.4% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.8 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	47	57	70
2010 Households	4,069	54,859	164,817
2020 Households	4,242	57,307	173,996
2023 Households	4,275	58,128	177,722
2028 Households	4,291	59,192	181,203
2010-2020 Annual Rate	0.42%	0.44%	0.54%
2020-2023 Annual Rate	0.24%	0.44%	0.65%
2023-2028 Annual Rate	0.07%	0.36%	0.39%
2023 Average Household Size	2.43	2.30	2.37

The household count in this area has changed from 173,996 in 2020 to 177,722 in the current year, a change of 0.65% annually. The five-year projection of households is 181,203, a change of 0.39% annually from the current year total. Average household size is currently 2.37, compared to 2.38 in the year 2020. The number of families in the current year is 100,936 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Executive Summary

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	5 minutes	10 minutes	15 minutes
Mortgage Income			
2023 Percent of Income for Mortgage	17.7%	20.5%	21.2%
Median Household Income			
2023 Median Household Income	\$48,870	\$52,004	\$55,527
2028 Median Household Income	\$52,609	\$57,121	\$61,461
2023-2028 Annual Rate	1.49%	1.89%	2.05%
Average Household Income			
2023 Average Household Income	\$64,677	\$75,049	\$83,939
2028 Average Household Income	\$72,903	\$84,845	\$94,385
2023-2028 Annual Rate	2.42%	2.48%	2.37%
Per Capita Income			
2023 Per Capita Income	\$27,015	\$32,195	\$34,754
2028 Per Capita Income	\$30,578	\$36,492	\$39,207
2023-2028 Annual Rate	2.51%	2.54%	2.44%
GINI Index			
2023 Gini Index	39.9	43.3	44.1
Households by Income			
Current median household income is \$55,527 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$61,461 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$83,939 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$94,385 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$34,754 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$39,207 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	131	114	111
2010 Total Housing Units	4,695	60,602	183,750
2010 Owner Occupied Housing Units	2,071	28,881	93,550
2010 Renter Occupied Housing Units	1,998	25,977	71,267
2010 Vacant Housing Units	626	5,743	18,933
2020 Total Housing Units	4,939	63,713	192,476
2020 Owner Occupied Housing Units	1,875	27,179	92,283
2020 Renter Occupied Housing Units	2,367	30,128	81,713
2020 Vacant Housing Units	637	6,287	18,326
2023 Total Housing Units	4,979	64,753	196,701
2023 Owner Occupied Housing Units	1,991	28,825	97,058
2023 Renter Occupied Housing Units	2,284	29,303	80,665
2023 Vacant Housing Units	704	6,625	18,979
2028 Total Housing Units	4,999	65,865	200,203
2028 Owner Occupied Housing Units	2,023	29,534	99,520
2028 Renter Occupied Housing Units	2,268	29,658	81,682
2028 Vacant Housing Units	708	6,673	19,000
Socioeconomic Status Index			
2023 Socioeconomic Status Index	44.9	45.0	46.3

Currently, 49.3% of the 196,701 housing units in the area are owner occupied; 41.0%, renter occupied; and 9.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 192,476 housing units in the area and 9.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.67%. Median home value in the area is \$196,148, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.44% annually to \$232,295.

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