

11118 S. MEMORIAL DRIVE, BIXBY OK 74008

FOR SALE

\$4,589,928.00



New Price
Potential 13 Year Lease
Drive Through Lane
2% Broker Co-op Fee



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COLDWELL BANKER | QUALITY PROPERTIES
COMMERCIAL



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OFFERING SUMMARY

Sale Price	\$4,589,928
Annual Income	\$319,000/YR
Investment Type	Absolute NNN
Cancellation Option:	October 2027 (Owner is in negotiations with Walgreens to modify the cancellation option to 2037. Contact Broker for status)
Building Size	14,490 SF
Lot Size	77,629 sf / 1.7 8AC
Year Built	2003
CAP Rate	6.95%
Store Sales Volume	Good (contact broker)

Walgreens Boots Alliance (Nasdaq: WBA) serves millions of customers and patients every day, with a 170-year heritage of caring for communities.

A trusted, global innovator in retail pharmacy with nearly 9,000 locations in all 50 states, WBA plays a critical role in the healthcare ecosystem. The company is reimagining local healthcare and well-being for all as part of its purpose – to create more joyful lives through better health. Through dispensing medicines, improving access to a wide range of health services, providing high quality health and beauty products and offering anytime, anywhere convenience across its digital platforms, WBA is shaping the future of healthcare.



PROPERTY HIGHLIGHTS

- ◆ Price / SF \$344.29
- ◆ Property Type: Retail
- ◆ Zoning: CS, Commercial District
- ◆ Tenancy: Single
- ◆ 100% Leased
- ◆ Parking Spaces/ Ratio 79 / 5.45:1,000 SF
- ◆ Lease: 53 Years, 3 Months Remaining (Several Options for early cancellation-TBV)
- ◆ Excellent Location; Including a Drive Through Lane
- ◆ Signalized Hard Corner

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	7,791	55,896	161,538
2023 Avg Household Income	144,078	129,980	107,568
2023 Med Household Income	112,333	98,267	79,932



TRAFFIC COUNT

STREET	CROSS STREET	COUNT YEAR	AVG DAILY VOLUME	VOLUME TYPE	MILES FROM SUBJECT PROPERTY
S Memorial Dr	E 111th PI S	2022	32,809	MPSI	.06
E 111th St	Bixby Commons Dr	2022	12,288	MPSI	.12
Memorial Dr	W 55th St	2022	34,197	MPSI	.20
S Memorial Dr	E 114th St	2022	26,350	MPSI	.27

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Bixby, Oklahoma, is primarily known for being a suburb of Tulsa, the second-largest city in Oklahoma. It's a relatively small town with a growing population that benefits from its proximity to Tulsa while still maintaining its own identity. Bixby is known for its good schools, family-friendly neighborhoods, and a strong sense of community. Additionally, it has seen significant residential and commercial development in recent years, making it an attractive place to live for many people in the Tulsa metropolitan area. Experience the allure of Bixby with its top-rated schools, welcoming neighborhoods, and vibrant community spirit. Whether you're raising a family, starting a career, or simply seeking a place to call home, Bixby's friendly atmosphere and thriving economy make it an ideal destination. Explore the endless possibilities for recreation, shopping, and dining in Bixby's dynamic landscape. From picturesque parks and outdoor trails to bustling retail centers and local eateries, there's something for everyone to enjoy. Come and see why Bixby is more than just a suburb – it's a place where neighbors become friends, and memories are made to last a lifetime. Welcome to Bixby, where community comes first and every day brings new opportunities to thrive.

