



# Riverside Market in Tulsa

- + Available (See Site Plan):
  - From ±900 SF to ±6,200 SF
- + Price:
  - \$21.00 to \$22.00 PSF
- + Kohl's-anchored shopping center in South Tulsa. Located near Downtown Jenks, the Oklahoma Aquarium, Flying Tee and Riverspirit Casino
- + Easy access to Riverside Drive, Tulsa's primary north-south thoroughfare and the Creek Nation Turnpike
- + Area retailers and restaurants include Outback Steakhouse, Red Robin Gourmet Burgers, Walmart Neighborhood Market, Shoe Carnival, Petco and Starbucks, Knockouts, among others



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| Demographics             | 1 Mile   | 3 Miles   | 5 Miles   |
|--------------------------|----------|-----------|-----------|
| Total Population         | 8,381    | 68,437    | 180,603   |
| Households               | 3,861    | 27,663    | 75,443    |
| Average Household Income | \$94,630 | \$114,712 | \$107,016 |

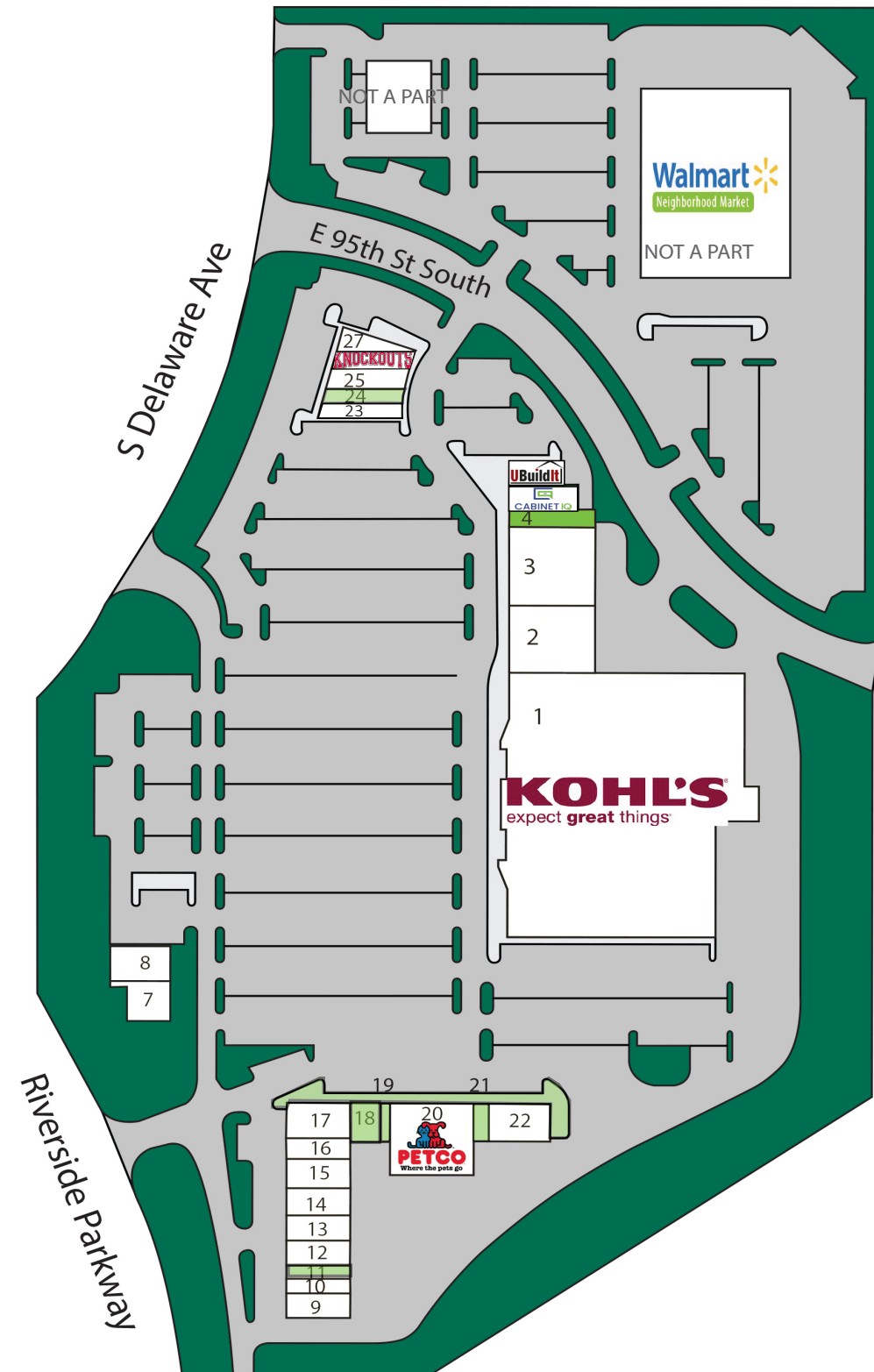
| Traffic Count     |            |
|-------------------|------------|
| E 96th Street     | 19,101 ADT |
| Riverside Parkway | 30,989 ADT |

Source: Oklahoma Department of Transportation

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## SITE SUMMARY

| UNIT | SF        | TENANT                 |
|------|-----------|------------------------|
| 1    | 86,584 SF | Kohl's                 |
| 2    | 8,000 SF  | Dollar Tree            |
| 3    | 10,000 SF | Shoe Carnival          |
| 4    | 2,000 SF  | Available              |
| 5    | 2,400 SF  | Cabinet IQ             |
| 6    | 1,800 SF  | U Build It             |
| 7    | 3,100 SF  | Five Guys              |
| 8    | 1,400 SF  | Starbucks              |
| 9    | 1,200 SF  | Smoothie King          |
| 10   | 900 SF    | Paradise Donuts        |
| 11   | 900 SF    | Available              |
| 12   | 1,800 SF  | Dentist                |
| 13   | 1,200 SF  | Fireside               |
| 14   | 1,500 SF  | Infinity Nails         |
| 15   | 1,865 SF  | Infinity Elite         |
| 16   | 1,528 SF  | Pediatrics             |
| 17   | 2,920 SF  | PT Central             |
| 18   | 2,500 SF  | Available              |
| 19   | 1,500 SF  | Available              |
| 20   | 14,000 SF | Petco                  |
| 21   | 1,200 SF  | Available              |
| 22   | 5,730 SF  | Riverside Primary Care |
| 23   | 3,400 SF  | Mi Tiera               |
| 24   | 1,700 SF  | Available              |
| 25   | 1,275 SF  | Wang Wang Chinese      |
| 26   | 1,275 SF  | Knockouts              |
| 27   | 2,500 SF  | Merritt's Bakery       |