

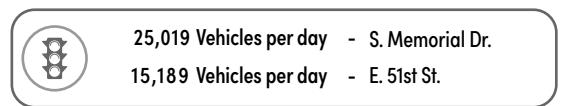
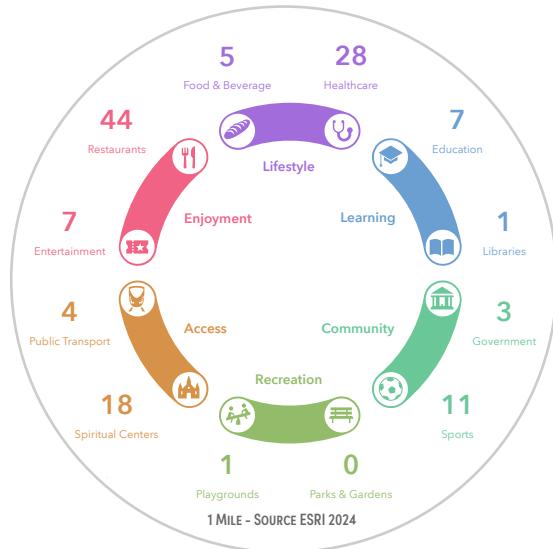
LAND FOR SALE

5332 S. MEMORIAL DRIVE, TULSA, OK



PROPERTY HIGHLIGHTS

- **TOTAL SITE: 0.40 ACRES / 17,459 SF**
- **PYLON SIGN**
- **UTILITIES TO SITE**
- **COMMERCIAL NEIGHBORHOOD ZONING**



TRAFFIC COUNT - SOURCE INCOG 2024

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 13,689 | 96,131 | 263,212 |
| HOUSEHOLDS | 5,982 | 42,169 | 111,192 |
| AVERAGE HH INCOME | \$72,820 | \$83,766 | \$94,001 |

2024 DEMOGRAPHICS - SOURCE ESRI 2024

BAUER & ASSOCIATES, REALTORS®
"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"
Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

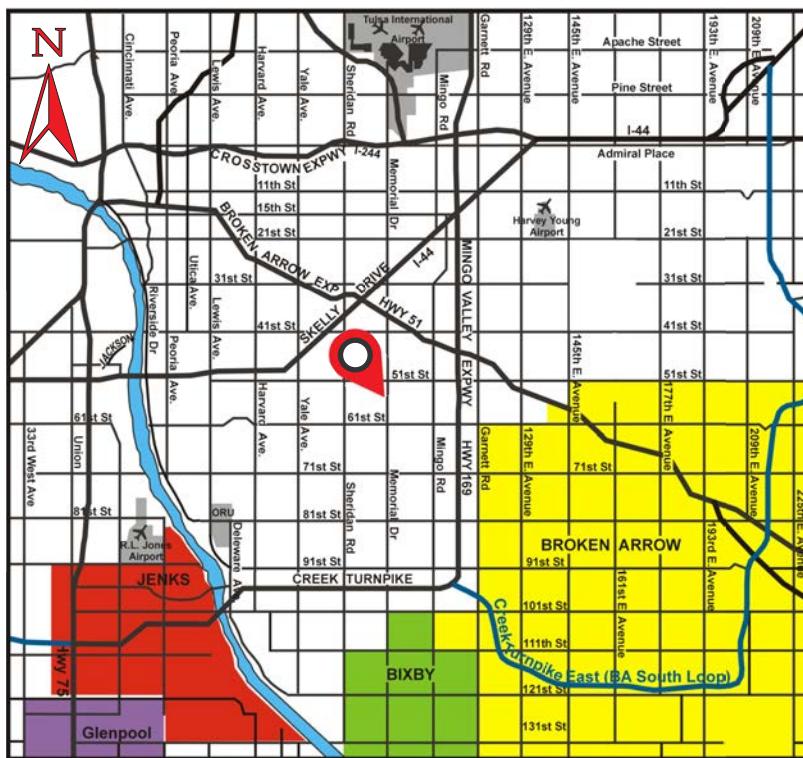
All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

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BAUER
& ASSOCIATES
REALTORS®



Greater Tulsa Area Map

- AKIN'S NATURAL FOODS
- WOODLAND HILLS MALL
- FONTANA SHOPPING CENTER
- SEZCHUAN EXPRESS
- SONIC DRIVE-IN
- WENDY'S
- VASA FITNESS
- AUTOZONE
- JASON'S DELI



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