

WATERBRIDGE OFFICE PARK SPACE FOR LEASE

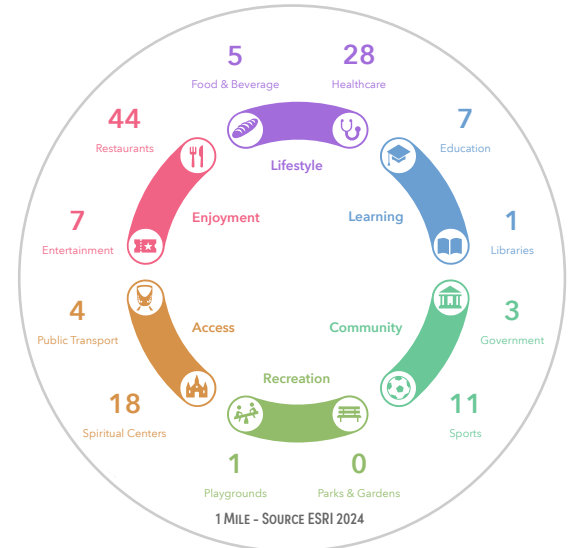
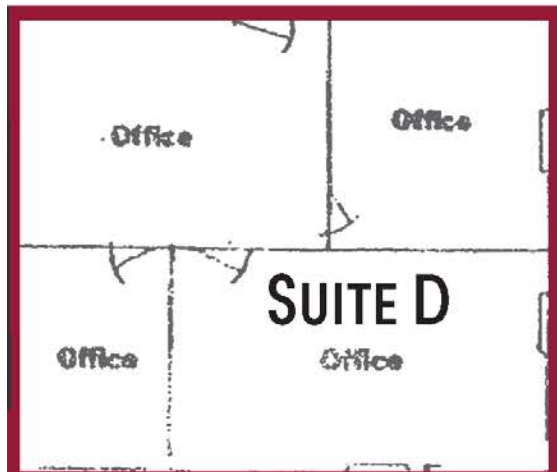
5404 S. MEMORIAL DRIVE, TULSA, OK

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PROPERTY HIGHLIGHTS

- SPACE FOR LEASE: SUITE D (600 SF)
- SUITE HAS A BREAKROOM WITH SINK, RECEPTION AREA AND 2 OFFICES
- NEW CARPET AND PAINT
- FRONT DOOR PARKING
- EASY HIGHWAY ACCESS
- GREAT CO-TENANCY



25,019 Vehicles per day - S. Memorial Dr.

15,189 Vehicles per day - E. 51st St.

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

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Commercial - Industrial - Investment Property - Property Management

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SHEILA COOPER

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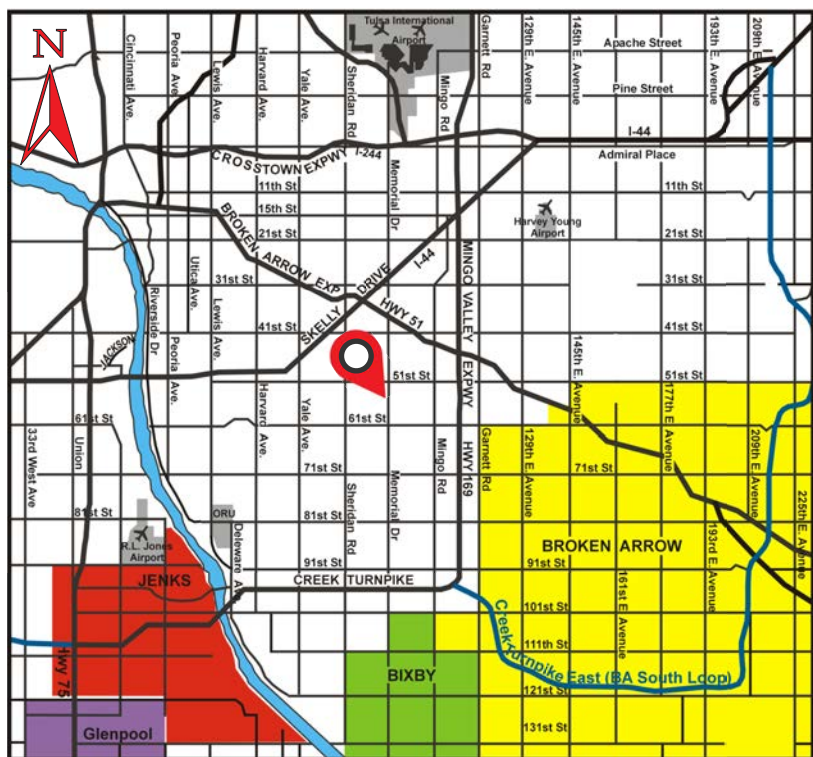
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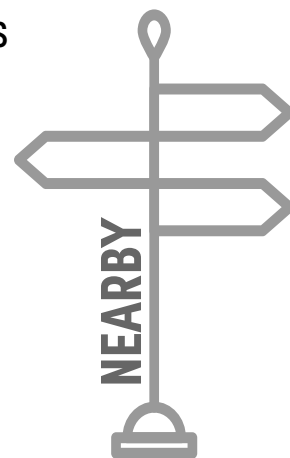
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Greater Tulsa Area Map

- 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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