

Tulsa Retail For Lease

1,864 SF with Frontage

10401 S Memorial Dr,
Tulsa, OK 74133

Dick Alaback

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MCP MCGRAW
COMMERCIAL
PROPERTIES



HTeaO™
TEXAS BORN & BREWED

SITE

Property Summary



Property Overview

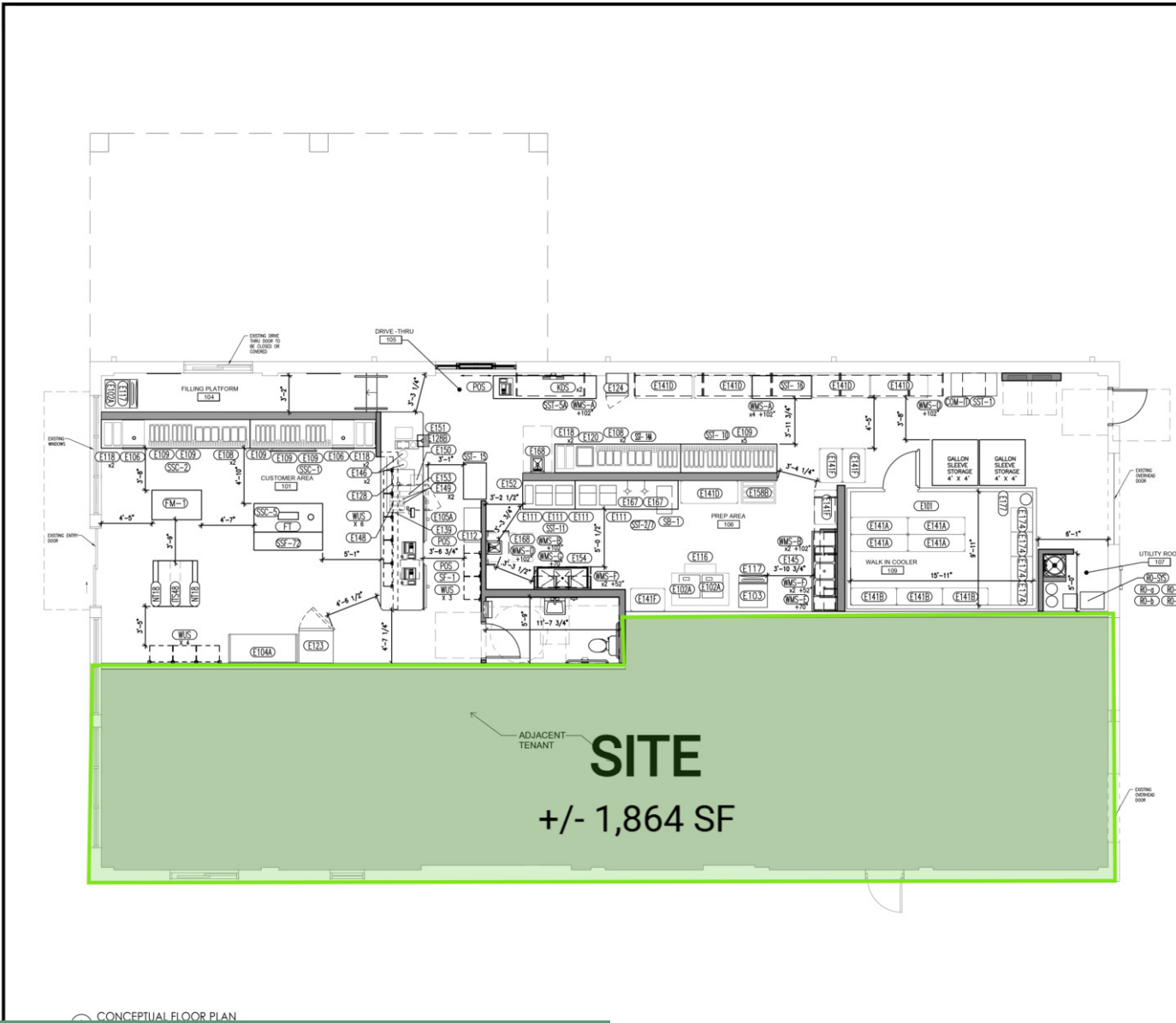
1,864 SF of prime retail space available at 104th & Memorial, with high visibility, easy access, and signage. White box delivery, two ADA restrooms, electrical panel, and HVAC. Shared parking with neighboring tenant HTeaO. High demand, high growth trade area anchored by Costco, Super Target, Walmart, Lowe's, Life Time Fitness, Sprouts, Aldi, and Reasor's Grocery.

Offering Summary

Lease Rate:	\$25.00 SF/month (NNN)
Available SF:	1,864 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	125	515	3,425
Total Population	370	1,519	9,069
Average HH Income	\$139,314	\$145,672	\$142,424

Site Plan



MWK	QTY	DESCRIPTION
E101	1	MILK IN COOLER
E101A	1	MILK IN COOLER EVAPORATOR
E101B	1	MILK IN COOLER CONDENSER
E102A	3	ICE NUGGET MAKER
E102B	3	ICE NUGGET MAKER CONDENSER
E103	1	ICE CUBE MACHINE
E103A	1	ICE CUBE MACHINE REMOTE CONDENSER
E104A	1	REFRIGERATED OPEN DISPLAY MERCHANDISER
E105A	1	217 UNDERCOUNTER REFRIGERATOR
E106	2	ICE DISPENSER
E108	4	BEVERAGE DISPENSER 3 BOWL
E109	10	BEVERAGE DISPENSER 4 BOWL
E111	4	BREWING UNIT
E112	1	WATER JUG FILL STATION
E116	1	NUGGET ICE BIN
E117	2	CUBE AND NUGGET BINS
E118	6	CUP DISPENSING CABINET
E120	1	DROP-IN ICE BIN
E123	1	ICE MERCHANDISER
E124	1	REACH-IN COOLER
E128	1	ESPRESSO CAPPUCCINO MACHINE
E128B	1	4.5" RECESSED STAINLESS STEEL RINGER
E139	1	SHEETZ GUARD
E141A	4	SHELVING
E141B	3	SHELVING
E141D	5	SHELVING
E141F	4	SHELVING
E145	1	3 COMPARTMENT SINK (L & R DRABBOARD)
E146	2	THERMAL DISPENSER & SERVER 1.5 GAL
E148	1	4 QUART 2 COMPARTMENT CONDIMENT DISPENSER
E149	2	4 TEAR STRIP RACK
E150	1	PLUBBER BAR MAT
E151	1	DROP-IN ICE BIN
E152	1	COFFEE BATCH GRINDER
E153	1	COFFEE CUP DISPENSER
E154	1	PREP TABLE WITH SINK
E158B	1	SUGAR DUMAGE HEAVY DUTY 4000 LB CAPACITY
E167	2	MINIMAL JUG FILLER
E168	2	HAND WASH SINK
E174	4	RESERVE WATER TANK
A	5	WALL METRO SHELF(S)
B	3	WALL METRO SHELF(S)
D	2	WALL METRO SHELF(S)
E	1	WALL METRO SHELF(S)
F	4	WALL METRO SHELF(S)
G	1	WALL METRO SHELF(S)
E177	1	BOOSTER PUMP FOR FILTERED WATER SYSTEM
KDS	2	KITCHEN DISPLAY SYSTEM - WALL MOUNTED
POS	3	POINT OF SALE
FM-1	1	FLEX MERCHANDISER
MUS	13	WALL UPRIGHT STANDARDS
NTB	2	BUNKERS FOR NESTING TABLE
RTS48	1	NESTING TABLE
SSF-72	1	THREE BAY SINGLE SIDED DISPLAY
SB-1	1	SUGAR BINS
SF-1	1	SAVE
DOM-IT	1	IT RACK
a	1	RO SYSTEM - WATER PURIFICATION SYSTEM
b	1	CARBON FILTER
c	1	WATER SOFTENER
d	1	DRINK TANK

INTERPLAN
INTERPLAN LLC
CA 3774

ARCHITECTURE
1 EAST 22ND STREET, SUITE 400
LOMBARD, IL 60148
630.932.2256

ENGINEERING PERMITTING
220 E. CENTRAL PKWY. STE 4000
ALTIMONTE SPRINGS, FL 32701
407.645.5038

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18.38.25 REVISION PRELIM CD PACKAGE
18.18.25 REVISION PRELIM CD PACKAGE
09.25.25 PRELIM CD PACKAGE
REV. DATE



STORE #188
10401 SOUTH MEMORIAL DRIVE, TULSA, OKLAHOMA, 74133

PROJECT NO.: 2025.0366
DATE: 05/07/2025

CFP
CONCEPTUAL FLOOR PLAN

CHECKED: BKS DRAWN: SP



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