

Retail for Lease

8922 S. Memorial Dr.

Tulsa, OK 74133

WIGGIN
PROPERTIES, LLC
41 YEARS STRONG



8922 S. Memorial

Retail Shopping Center

Center Size: 53,476 SF on 4.81 acres

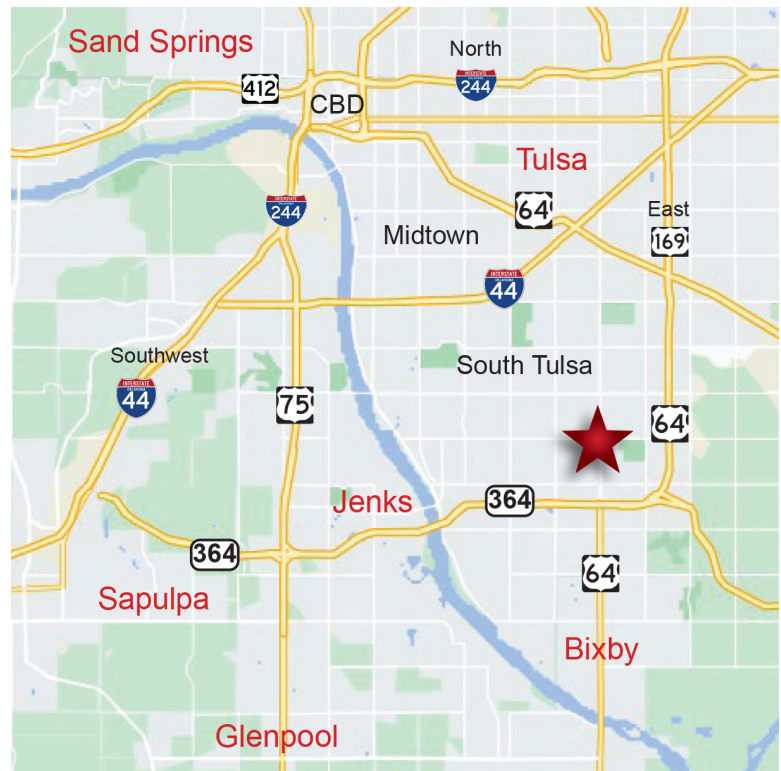
Available SF: 1,800 SF - 12,986 SF
Suite C2 - 1,654 SF
Suite H - 2,332 SF
Suite H2 - 8,854 SF
Suite I - 1,800 SF

Lease Rate: Call for Pricing

Traffic Counts: 44,700 cpd Memorial Dr
31,500 cpd E 91st St

Highlights:

- Great location and visibility from 91st and Memorial with multiple access points.
- Strong mix of co-tenancy with restaurants, fitness, kid's entertainment, and health and wellness.
- Available suites have great frontage on Memorial.
- Close proximity to well-established neighborhoods.



Call Grant Stewart, CCIM or Vicki Patterson, CCIM at **918.935.2010**

gstewart@wigginprop.com | vpatterson@wigginprop.com | wigginprop.com

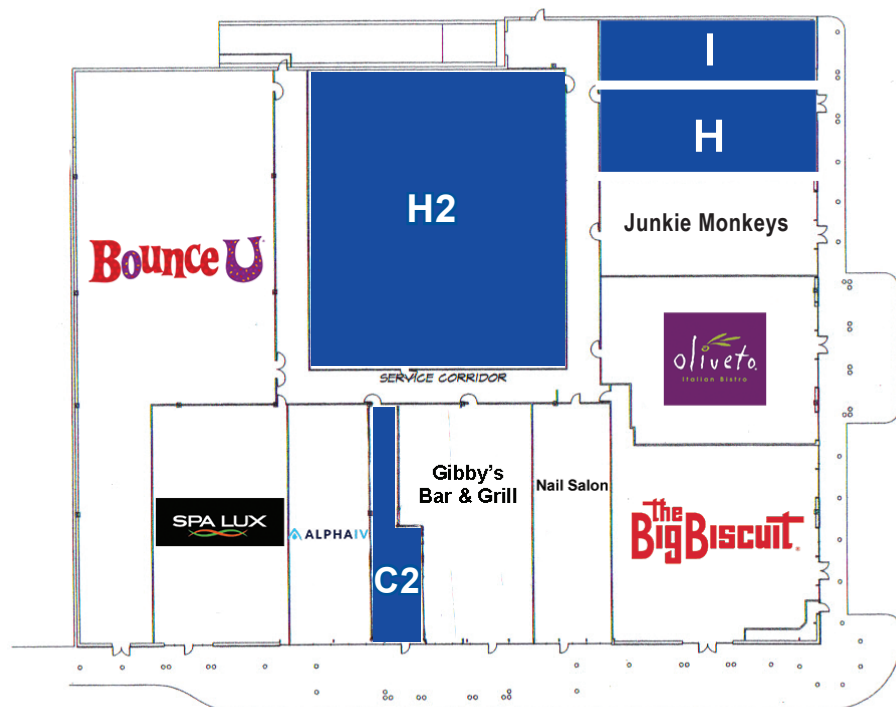
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| Suite | Tenant | RSF |
|---------|----------------------------|--------|
| 8922-A | Bounce U | 10,230 |
| 8922-B | Spa Lux, LLC | 3,938 |
| 8922-C | Alpha IV Therapy | 1,892 |
| 8922-C2 | VACANT | 1,654 |
| 8922-C3 | Gibby's Bar & Grill | 4,119 |
| 8922-D | Nail Palace | 1,960 |
| 8922-E | The Big Biscuit Restaurant | 4,850 |
| 8922-F | Oliveto Italian Bistro | 4,161 |
| 8922-G | Junkie Monkeys | 2,602 |
| 8922-H | VACANT | 2,332 |
| 8922-H2 | VACANT | 8,854 |
| 8922-I | VACANT | 1,800 |
| KIOSK | Laffeh Food Truck | 1 |

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Demographics

| 2022 | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|-----------|-----------|-----------|
| Population | 12,090 | 91,883 | 202,101 |
| Average HH Income | \$114,068 | \$128,826 | \$113,004 |
| Owner Occupied Units | 3,224 | 23,590 | 49,390 |
| Renter Occupied Units | 1,917 | 14,235 | 32,656 |



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