



11717 S Memorial Dr, Bixby, OK 74008

Property Description

For Sublease. Elevate your medical office at this high visibility property on South Memorial Drive in Bixby. The first floor space consists of a large waiting area, check in and check out areas, two ADA compliant restrooms, four exam rooms, two procedure rooms, an x-ray room and a nurses station. The second floor contains two small offices and a break area for staff. With ample parking and convenient access, this meticulously maintained property offers an unparalleled opportunity on south Memorial Drive.

Property Highlights

- Convenient access and well-maintained facilities
- Ample onsite parking for tenants and visitors
- Ideal environment for professional services and medical practices
- Twenty (20) parking spaces

Location Description

Nestled in the heart of Bixby, the NextCare Building enjoys a prime location near various medical providers in a thriving community. With frontage South Memorial Drive, the area provides easy access to a range of amenities and services, including major retailers and dining options. Proximity to major highways ensures convenient commuting for both staff and clients.

Offering Summary

LEASE RATE:	\$28.00 SF/yr (NNN)
AVAILABLE SF:	3,624 SF

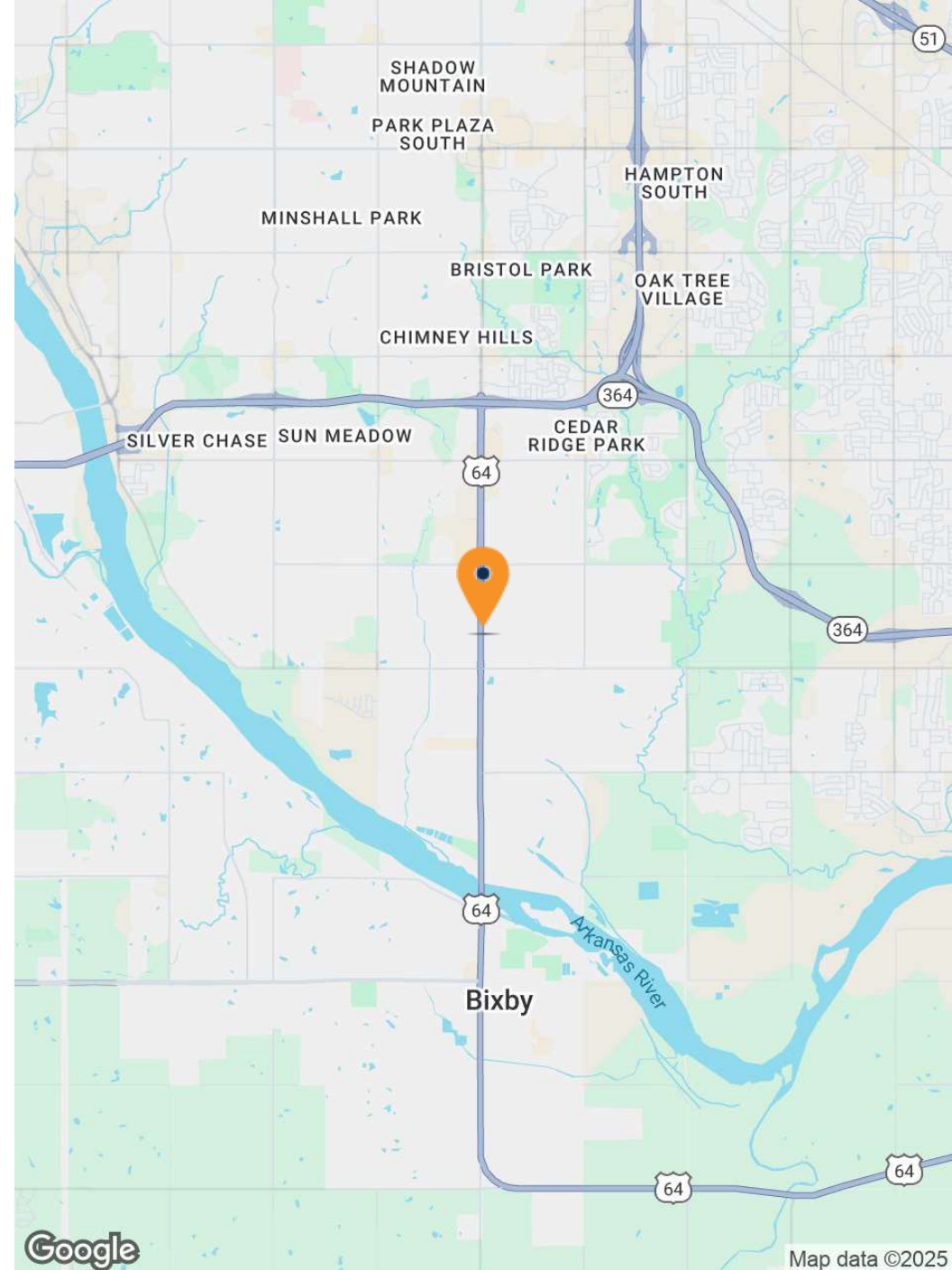
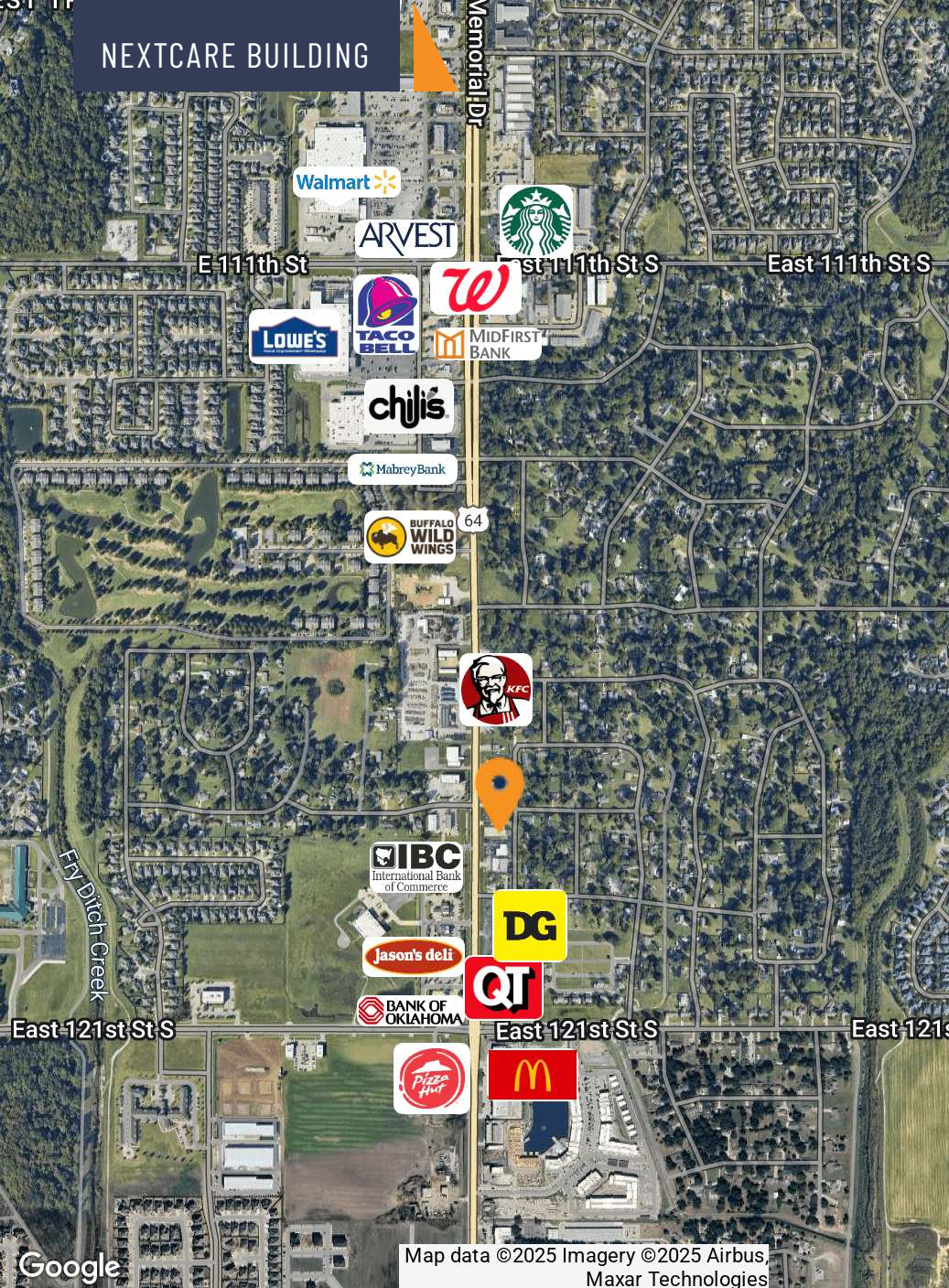
Demographics	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,410	19,606	54,198
TOTAL POPULATION	8,806	52,952	140,189
AVERAGE HH INCOME	\$124,398	\$144,245	\$125,208
TRAFFIC COUNTS (S MEMORIAL DR)	34,984 VPD		

Lisa Brandes, RPA  
VICE PRESIDENT  
918.978.6155  
Lisa@legacypadvisors.com

Jessica Reese  
ASSOCIATE  
918.855.3265  
jessica@legacypadvisors.com







**Lisa Brandes, RPA**

**VICE PRESIDENT**

918.978.6155

[Lisa@legacypadvisors.com](mailto:Lisa@legacypadvisors.com)

**Jessica Reese**

**ASSOCIATE**

918.855.3265

[jessica@legacypadvisors.com](mailto:jessica@legacypadvisors.com)

© 2024 Legacy Commercial Property Advisors. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner are prohibited.

**LEGACY**  
COMMERCIAL PROPERTY ADVISORS



# NEXTCARE BUILDING



**Lisa Brandes, RPA**

**VICE PRESIDENT**

918.978.6155

[Lisa@legacypadvisors.com](mailto:Lisa@legacypadvisors.com)

**Jessica Reese**

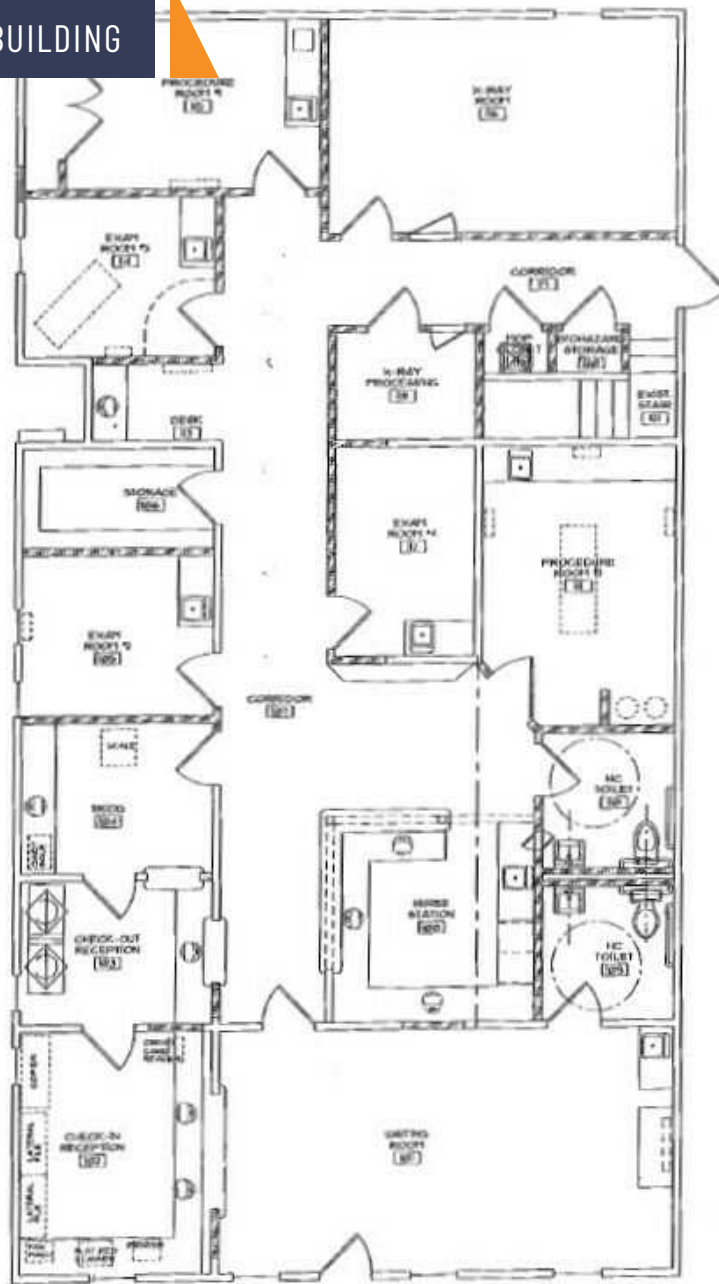
**ASSOCIATE**

918.855.3265

[jessica@legacypadvisors.com](mailto:jessica@legacypadvisors.com)

**LEGACY**  
COMMERCIAL PROPERTY ADVISORS

© 2024 Legacy Commercial Property Advisors. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner are prohibited.



## First Floor

Lisa Brandes, RPA

**VICE PRESIDENT**

918.978.6155

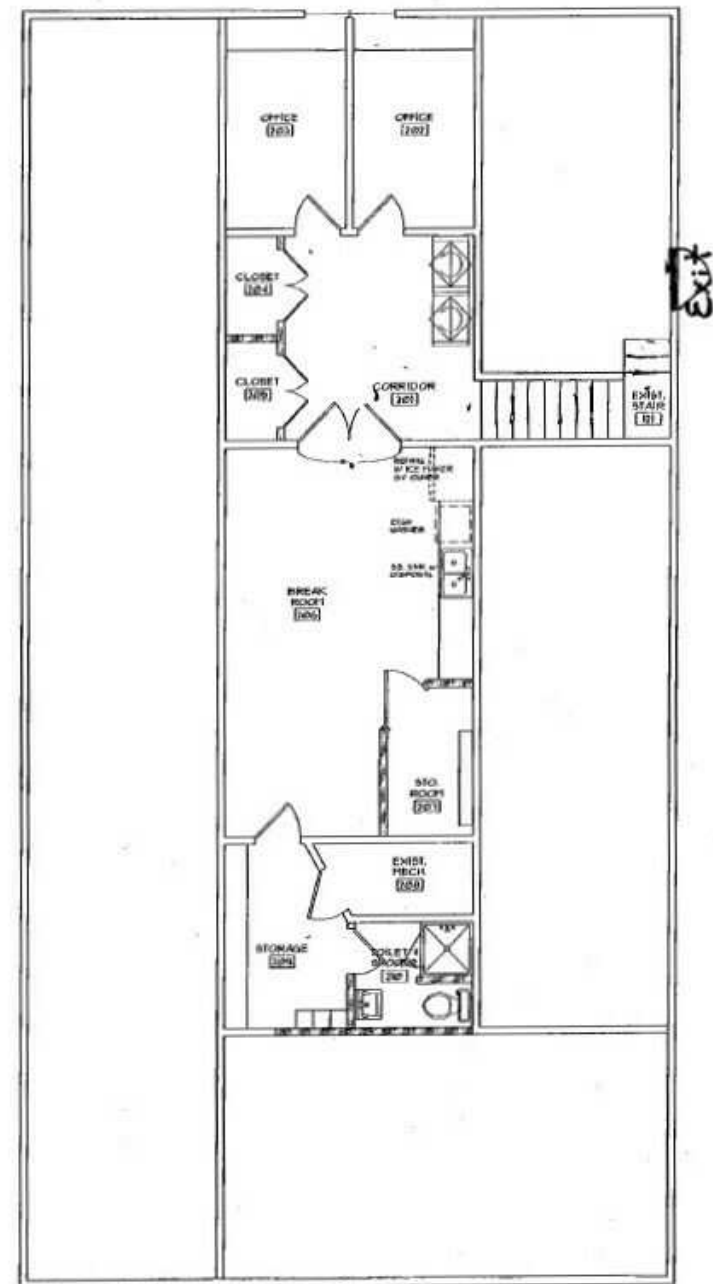
Lisa@legacycpadvisors.com

**Jessica Reese**

## ASSOCIATE

918.855.3265

jessica@legacycpadvisors.com



## Second Floor