

ADVANCE AUTO BUILDING

11126 S MEMORIAL DR, BIXBY, OK 74008



PROPERTY DESCRIPTION

Ideal pad site location in front of Lowe's along S. Memorial Drive in Bixby.

Area retailers include: Lowe's Walgreens, Super Walmart, Costco, Lifetime Fitness.

"Do Not Disturb Tenant"

TENANT RESPONSIBILITY| LEASE DETAILS

- Absolute NNN
- Tenant responsible for maintaining the property
- Carrying building insurance
- Paying property taxes to local municipality

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Number of Units:	1
Available SF:	7,000 SF
Lot Size:	0.94 Acres
Building Size:	7,000 SF

TRAFFIC COUNTS

S Memorial Dr	north	34,400
S Memorial Dr	south	27,400
E 111th St S	east/west	14,900

EV ERNST

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O: 405.843.7474

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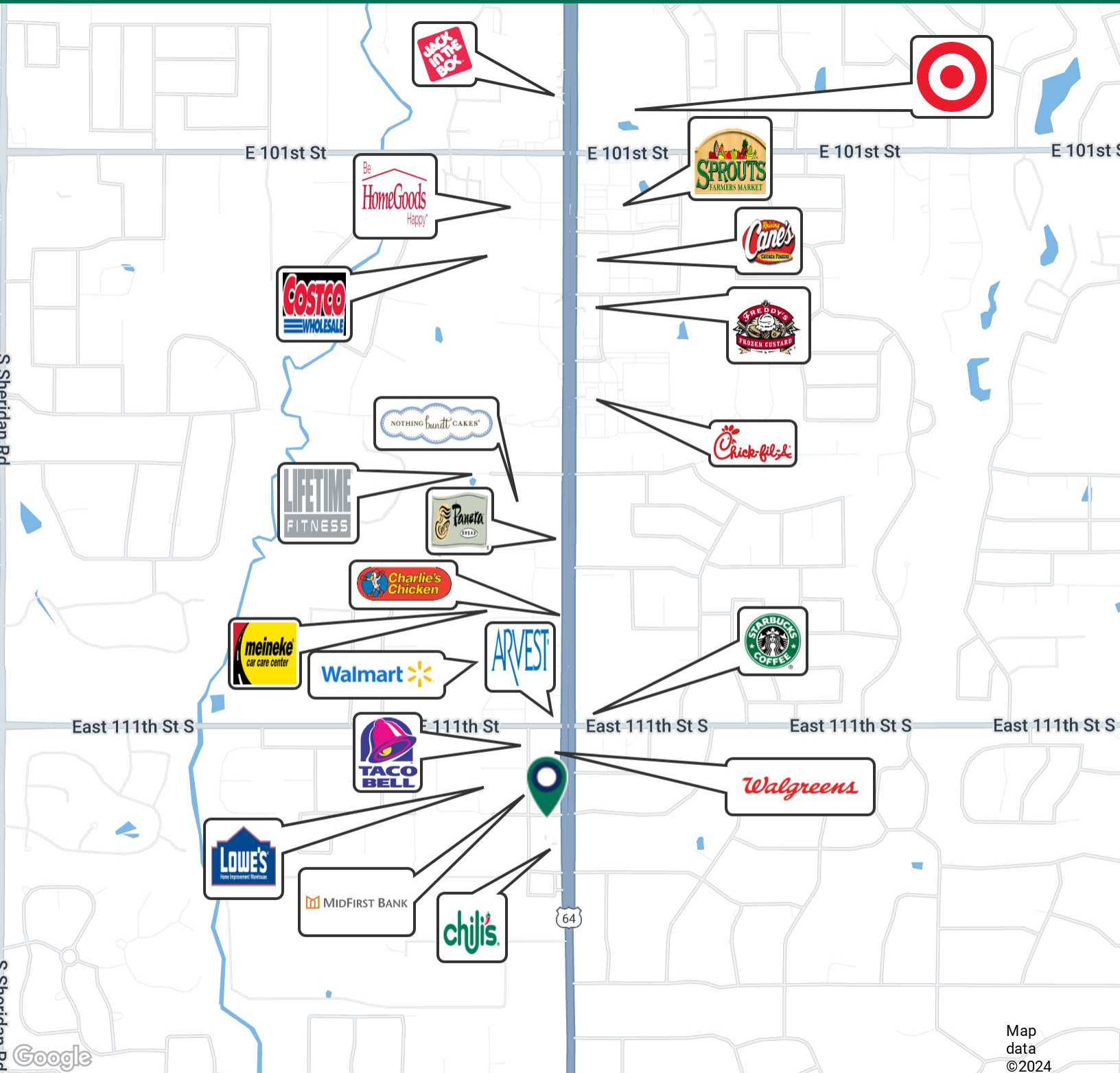
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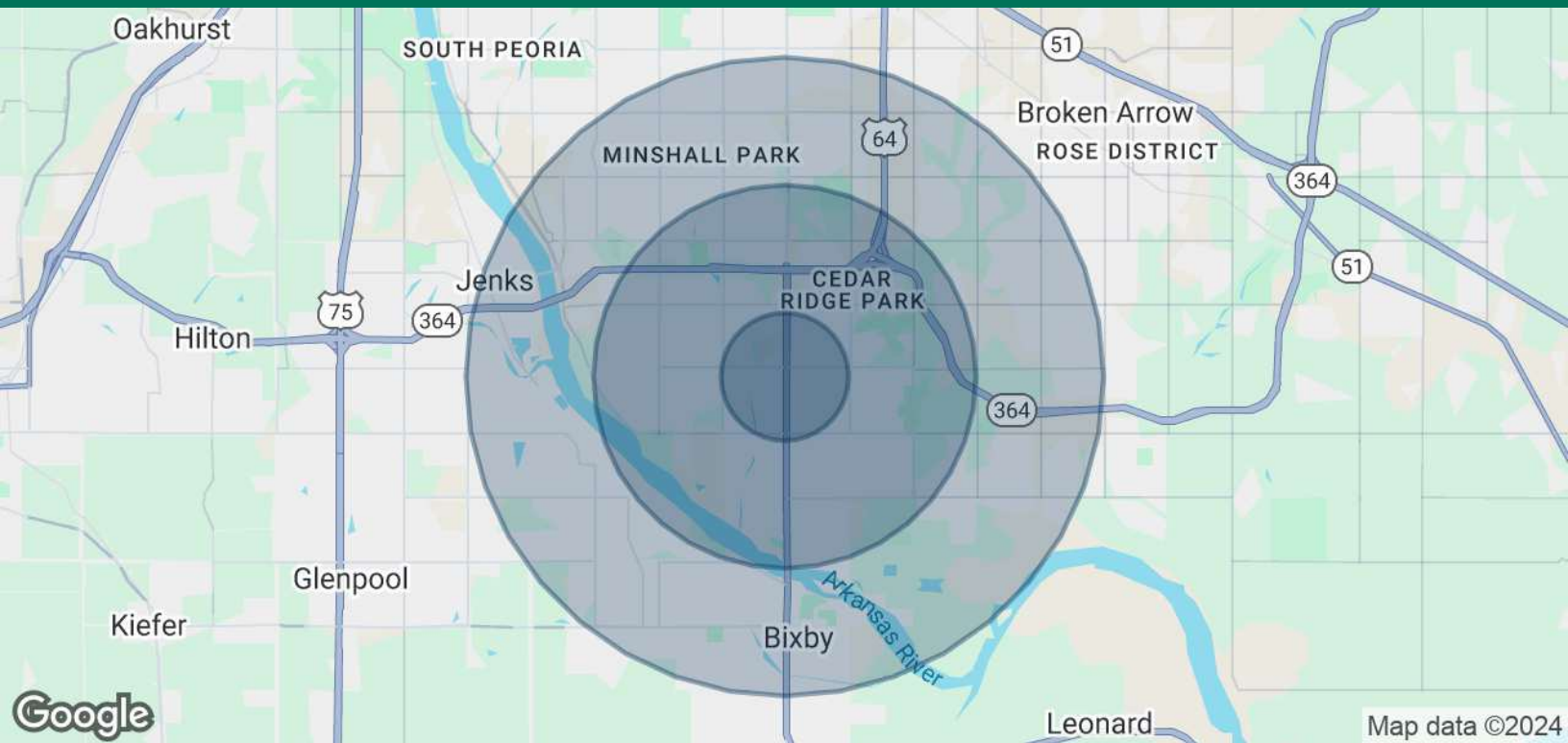
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,177	58,862	172,279
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,061	22,211	68,087
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$143,787	\$146,002	\$118,036
Average House Value	\$456,083	\$434,801	\$345,388

Demographics data derived from AlphaMap

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