

Retail For Lease

# Square One Shopping Center

8005-8013 S Sheridan Rd. Tulsa, OK 74133

**WIGGIN**  
PROPERTIES, LLC



## Tulsa Retail Space

Square One Shopping Center

Center Size:	46,197 SF on 4.08 acres
Available SF:	1,345 - 8,603 SF
Lease Rate:	Negotiable
Parking:	Abundant Parking (195 spaces)
Traffic Counts:	19,265 cpd ('25) S Sheridan Rd 19,680 cpd ('25) E 81st St 60,839 cpd ('19) Creek Turnpike

### Highlights

- This property is surrounded by million dollar plus single family homes and Holland Hall, a top private K-12 school.
- Marquee sign along S Sheridan Rd.
- Minutes away from Creek Turnpike and Hwy 169.
- Locally owned and managed.

## Demographics

2024	1 Mile	3 Miles	5 Miles
Population	12,967	91,829	210,997
Average HH Income	\$101,436	\$97,550	\$92,006
Owner Occupied Units	3,291	22,801	49,477
Renter Occupied Units	2,668	17,576	42,476

**Vicki Patterson, CCIM 918.519.6731 || Erica Cunningham 918.829.5754**

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Suite	Tenant	RSF
8005-A	Glassworx	2,320
8005-D	Toddy's Liquor & Wine	3,229
8005-E	918 Massage	1,265
8005-F	Lucky Nails	1,320
8005-G	New Directions Salon	1,280
8007-A	Grant's Frames	2,971
8007-C	Adam's Pet Shop	2,115
8007-E	Green Country Water	2,018

Suite	Tenant	RSF
8007-G	Available	1,890
8007-H	JN Brow	1,100
8009-I	Stillwell	1,450
8009-A	Edward D. Jones	1,040
8009-B	Available (former groomer)	1,345
8009-C	Available	3,095
8009-D	Available	2,273
8011-A	Stacatto	1,380

Suite	Tenant	RSF
8011-B	Method Jiu Jitsu	3,960
8011-E	Sushi To Go	1,180
8011-G	Stephens Dental	2,572
8013-A	Destiny Dance	3,134
8013-B	Marco's Pizza	1,925
8013-D	Masa Foods	1,033
8013-F	Destiny Dance	2,303

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