

Tulsa Retail For Lease

2,000 SF with Frontage

10401 S Memorial Dr,
Tulsa, OK 74133

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MCP MCGRAW
COMMERCIAL
PROPERTIES



HTeaOTM
TEXAS BORN & BREWED

Property Summary



Property Overview

2,000 SF of prime retail space available at 104th & Memorial, with high visibility, east 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.

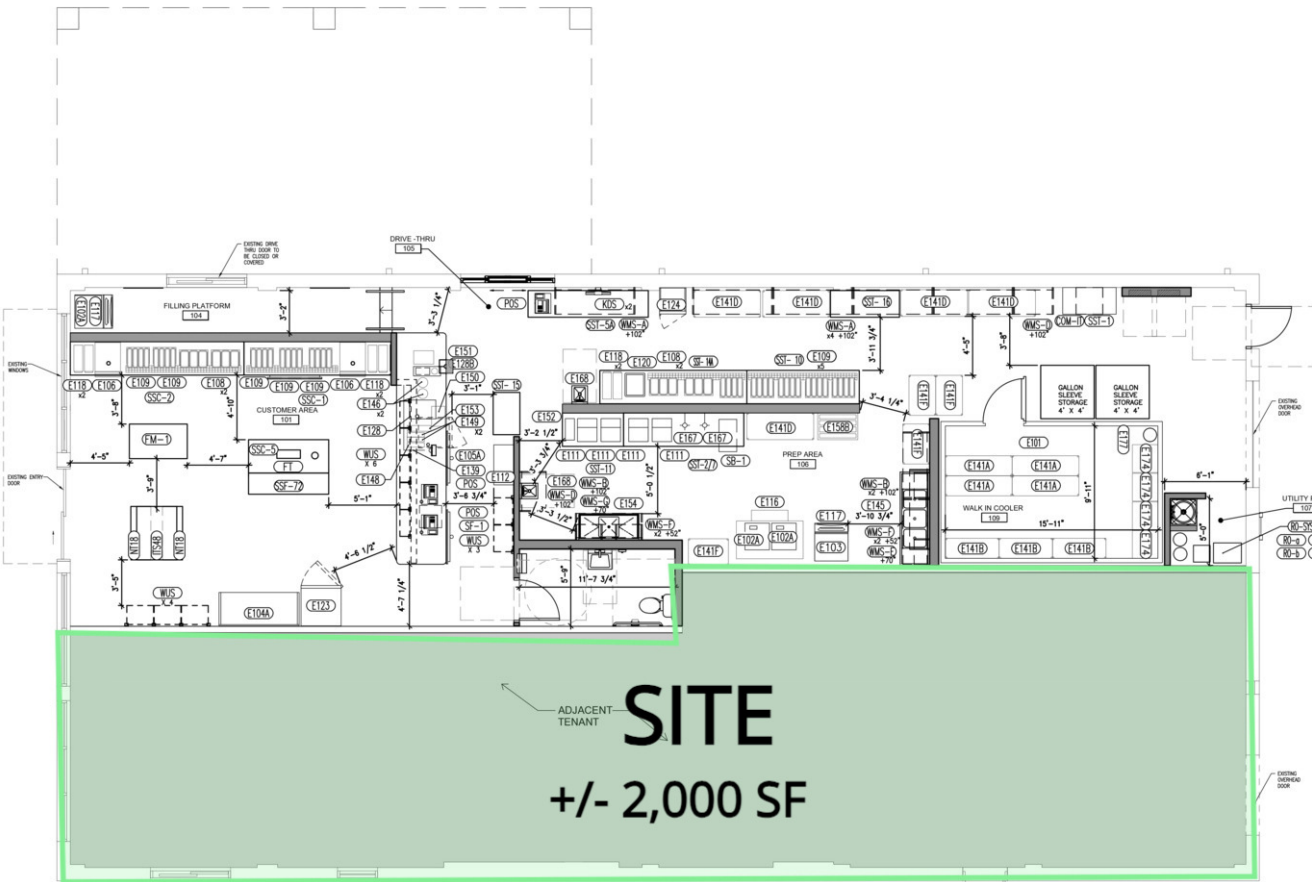
Offering Summary

Lease Rate:	\$25.00 SF/month (NNN)
Available SF:	2,000 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

Tulsa Retail For Lease



MARK	QTY	DESCRIPTION
E101	1	WALK IN COOLER
E101A	1	WALK IN COOLER EVAPORATOR
E101B	1	WALK 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	2" 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	SNEEZE GUARD
E141A	4	SHELVING
E141B	3	SHELVING
E141D	5	SHELVING
E141F	4	SHELVING
E145	1	3 COMPARTMENT SINK (L, B, & R DRABBOARD)
E146	2	THERMAL DISPENSER & SERVER 1.5 GAL.
E148	1	4 QUART 2 COMPARTMENT CONDIMENT DISPENSER
E149	2	4 TIER SHIP RACK
E150	1	RUBBER BAR MAT
E151	1	DROP-IN ICE BIN
E152	1	COFFEE BATCH GRINDER
E153	1	COFFEE CUP GRINDER
E154	1	PREP TABLE WITH SINK
E158B	1	SUGAR DISPENSE HEAVY DUTY 4000 LB CAPACITY
E167	2	MANUAL JUG FILLER
E168	2	HAND WASH SINK
E174	4	RESERVE WATER TANK
WMS	A 5	WALL MOUNTED SHELF(S)
	B 3	WALL MOUNTED SHELF(S)
	D 2	WALL MOUNTED SHELF(S)
	E 1	WALL MOUNTED SHELF(S)
	F 4	WALL MOUNTED SHELF(S)
	G 1	WALL MOUNTED SHELF(S)
E177	1	BOOSTER PUMP FOR FILTERED WATER SYSTEM
KDS	2	KITCHEN DISPLAY SYSTEM - WALL MOUNTED
POS	3	POINT OF SALE
FW-1	1	FLEX MERCHANDISER
WUS	13	WALL UPRIGHT STANDARDS
MT18	2	BANNERS FOR MOUNTING TABLE
FT54B	1	NESTING TABLE
SS7-72	1	THREE BAY SINGLE SIDED DISPLAY
SB-1	1	SUGAR BINS
ST-1	1	SAVE
COM-IT	1	IT RACK
RO	a 1	RO SYSTEM - WATER PURIFICATION SYSTEM
	b 1	CARBON FILTER
	c 1	WATER SOFTENER
	d 1	BRINE TANK

INTERPLAN
INTERPLAN LLC
CA 3774

ARCHITECTURE
1 EAST 22ND STREET, SUITE 400
LOMBARD, IL 60146
630.932.2336

ENGINEERING
PERMITTING
220 E. CENTRAL PKWY. STE 4000
ALTA MONTE SPRINGS, FL 32701
407.485.3008

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18.12.25 PRELIM CD PACKAGE
NO DATE REVISIONS



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

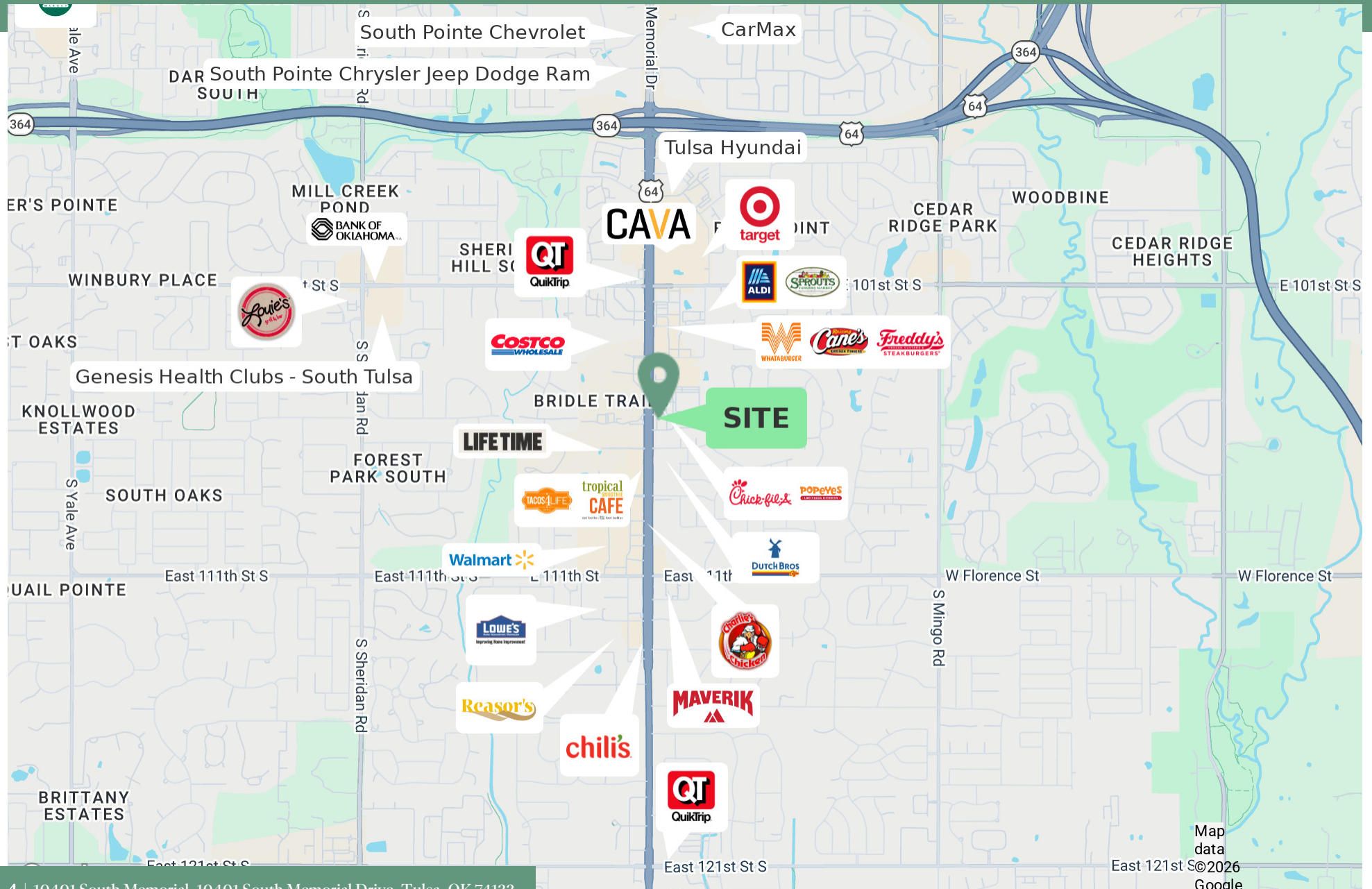
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CFP
CONCEPTUAL FLOOR PLAN

CHECKED: BKS DRAWN: SP

1 CONCEPTUAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

Location Map

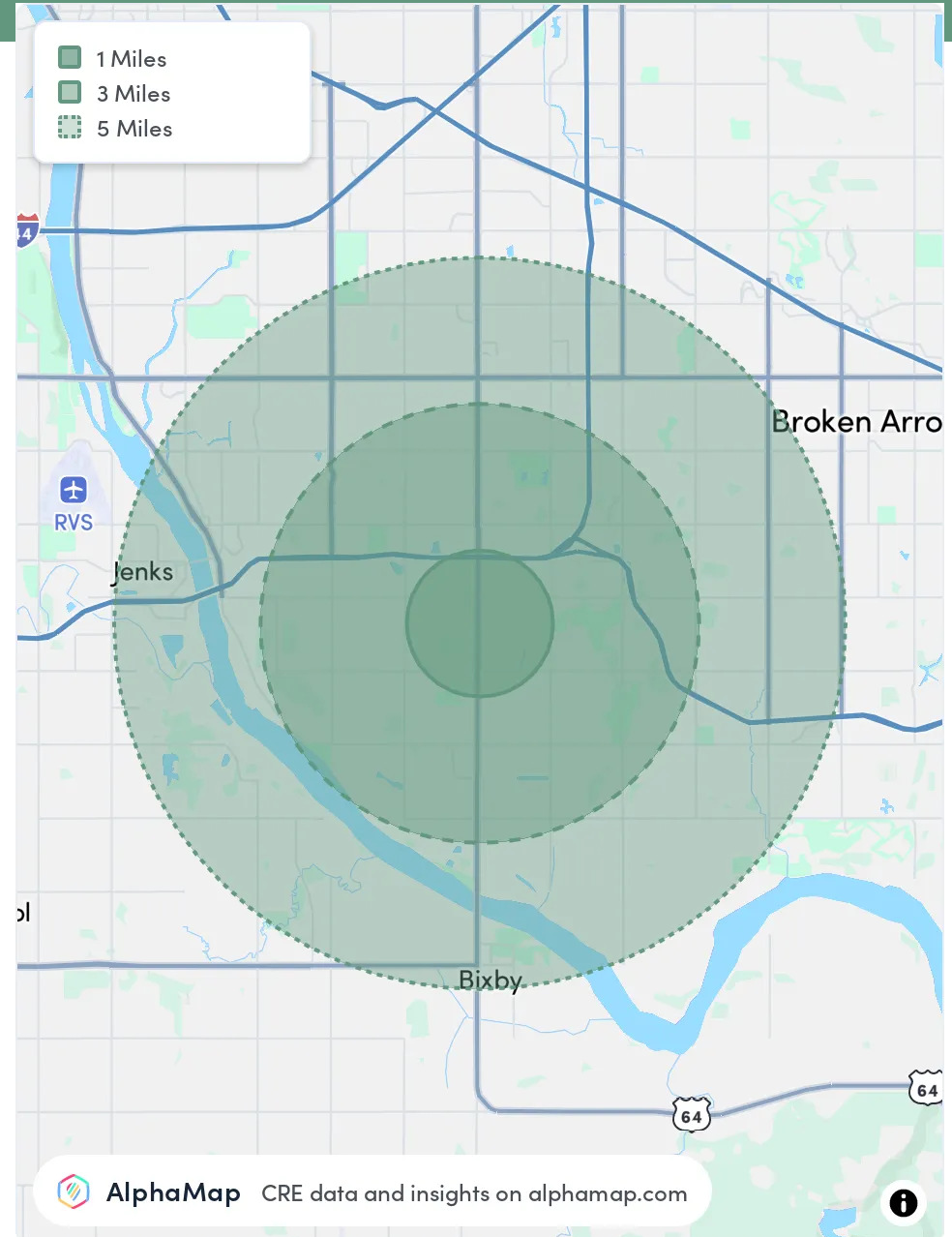


Area Analytics

Population	1 Mile	3 Miles	5 Miles
Total Population	9,069	69,598	188,842
Average Age	41	41	40
Average Age (Male)	41	40	39
Average Age (Female)	41	42	42

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	3,425	27,141	74,352
Persons per HH	2.6	2.6	2.5
Average HH Income	\$142,424	\$139,966	\$115,344
Average House Value	\$433,409	\$408,957	\$332,582
Per Capita Income	\$54,778	\$53,833	\$46,137

Map and demographics data derived from AlphaMap



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