

# TOWN WEST SHOPPING CENTER

5610 - 5648 W. Skelly Drive - Tulsa, OK 74107



*Where Visibility, Value, and Workforce Converge*

[ DOWNTOWN TULSA ]



## OFFICE AND RETAIL SPACE AVAILABLE!

Town West Shopping Center (±158,735 SF) is a high-visibility retail destination with easy access from I-44 at W. 49th Street. The center captures strong daily traffic from Tulsa and surrounding communities and offers a competitive cost structure. A complementary tenant mix makes Town West well suited for both local and national retailers seeking visibility and convenience.

### Why Town West Shopping Center Works

#### Capture the Commuter

- Interstate visibility with immediate access from I-44
- Prominent signage opportunities and strong daily traffic counts
- Visibility comparable to larger retail hubs—without the premium rent

#### Serve the Workforce

- Positioned in the heart of a dense employment corridor
- Over 140,000 daytime workers within the trade area
- Limited nearby food and service options create untapped demand for quick-service restaurants, convenience retail, and personal services

#### Community Gateway

- Diverse tenant mix serving daily needs
- Ample parking supporting high-volume uses
- Flexible space configurations that accommodate retail, office, medical, and lightwarehouse users

**Suites Available:  
500 SF - 29,000 SF**

\*TRAFFIC COUNT - SOURCE INCOG 2024

**BAUER & ASSOCIATES, REALTORS®**  
"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"  
Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

**SHEILA COOPER**  
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**NEARBY**

- Berryhill, OK ± 4 MILES
- Sapulpa, OK ± 8 MILES
- Sand Springs, OK ± 9 MILES
- Jenks, OK ± 9.8 MILES
- Glenpool, OK ± 12.6 MILES
- Downtown Tulsa ± 6.5 MILES

SOURCE: GOOGLE MAPS

**TRAFFIC COUNT**

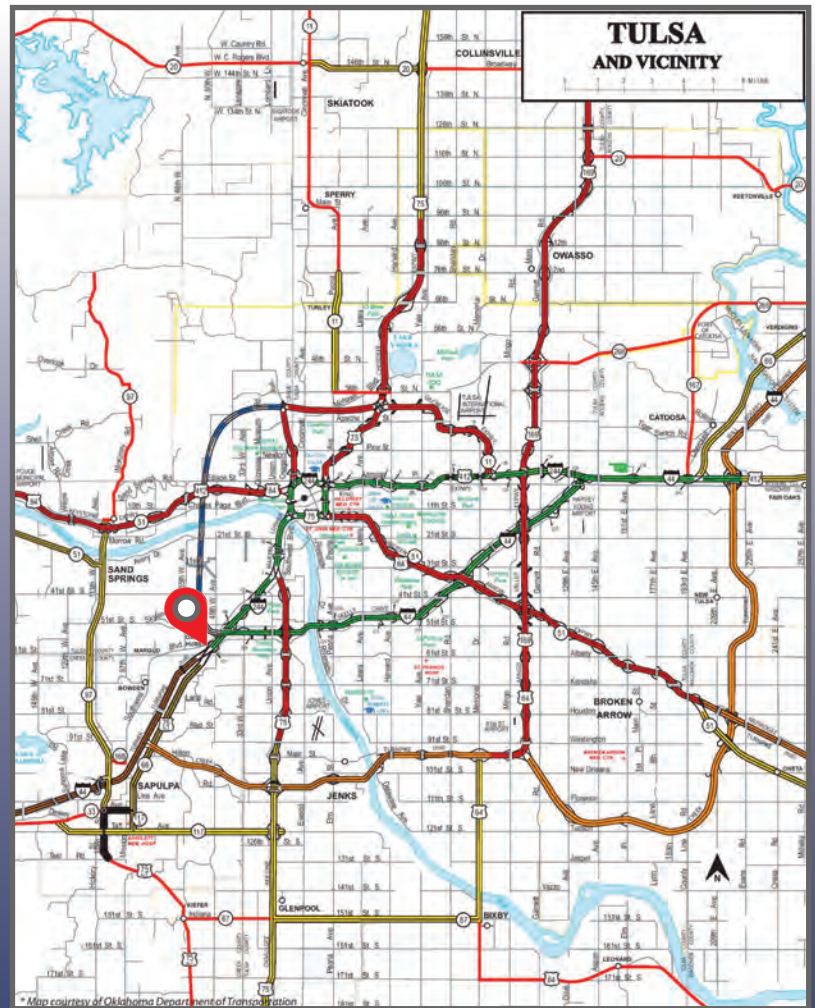
- 53,407 Vehicles per day - HWY I-44
- 3,768 Vehicles per day - SOUTHWEST BLVD

TRAFFIC COUNT - SOURCE: INCOG 2024

**DRIVE TIME DEMOGRAPHICS**

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	10,550	126,944	376,027
TOTAL HOUSEHOLDS	3,282	38,279	121,904
TOTAL POPULATION	8,468	85,026	284,063
AVERAGE HH SIZE	2.55	2.14	2.26
AVERAGE HH INCOME	\$66,276	\$87,303	\$92,528

DEMOGRAPHICS - SOURCE: ESRI 2025



\*Map courtesy of Oklahoma Department of Transportation

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- HIGHLY VISIBLE TO HIGHWAY I-44 (53,407 vpd\*)
- EASY ACCESS FROM WEST 49th STREET EXIT
- STRONG DAYTIME POPULATION COMMUTE
- ABUNDANT PARKING

- ESTABLISHED & WELL-LOCATED CENTER
- STRONG TENANT MIX
- RETAIL, OFFICE & WAREHOUSE SPACE
- LOCATED ALONG HISTORIC ROUTE 66

\*INCOG 2024

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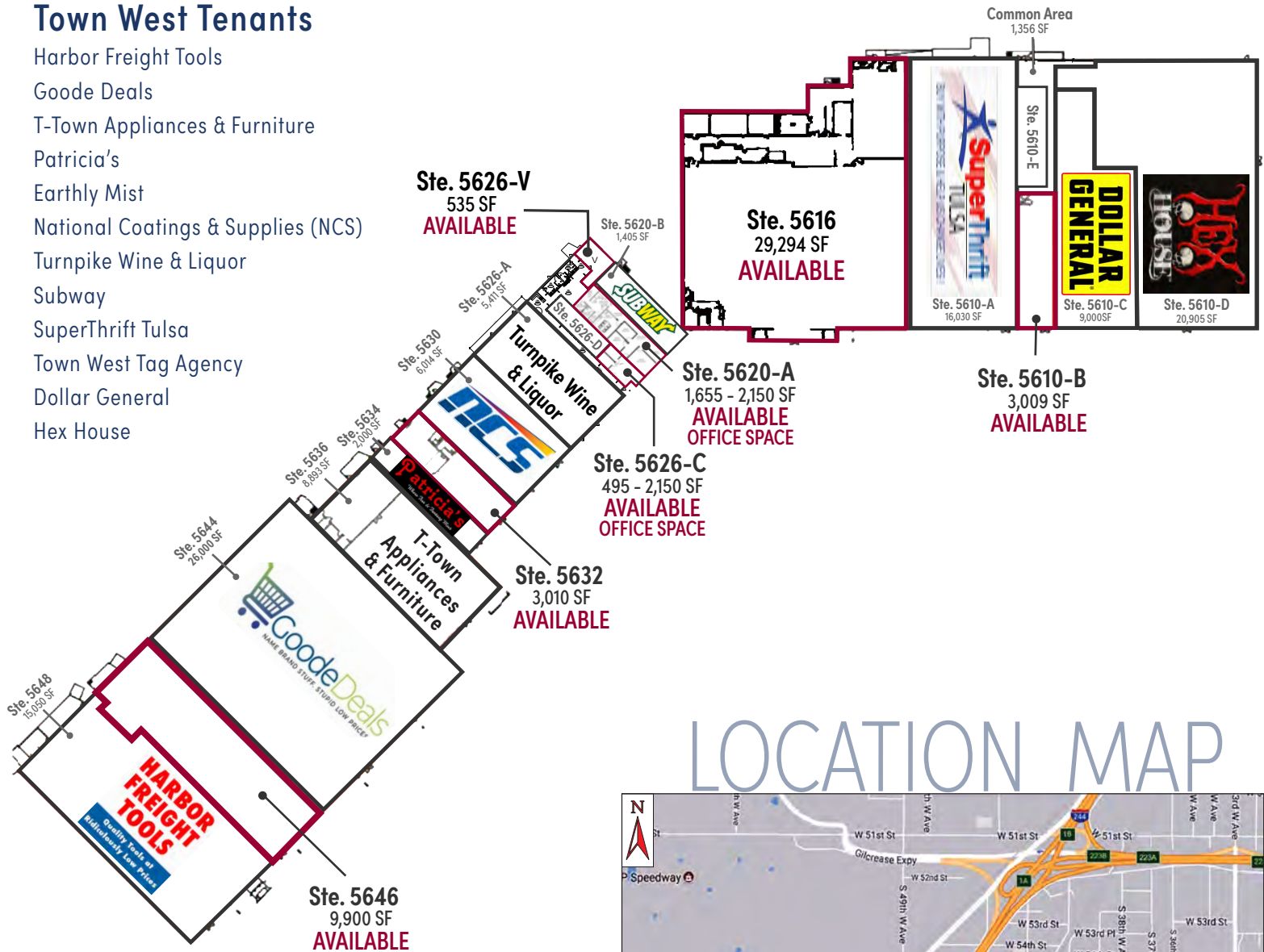
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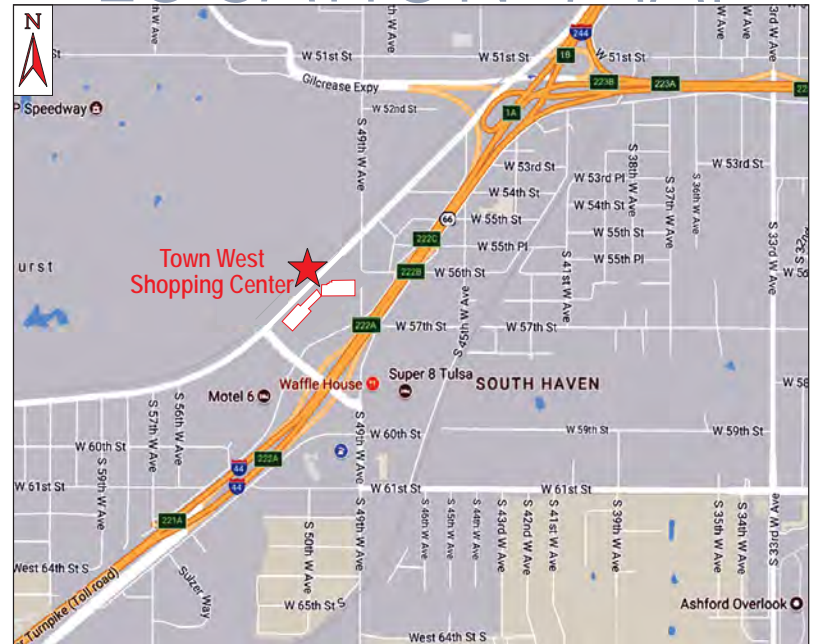


## Town West Tenants

- Harbor Freight Tools
- Goode Deals
- T-Town Appliances & Furniture
- Patricia's
- Earthly Mist
- National Coatings & Supplies (NCS)
- Turnpike Wine & Liquor
- Subway
- SuperThrift Tulsa
- Town West Tag Agency
- Dollar General
- Hex House



## LOCATION MAP



### AVAILABLE SPACES:

- #5610-B 3,009 SF
- #5616 29,294 SF
- #5620-A 1,655 - 2,150 SF (Office Space)
- #5626-C 495 - 2,150 SF (Office Space)
- #5626-V 535 SF
- #5632 3,010 SF
- #5646 9,900 SF

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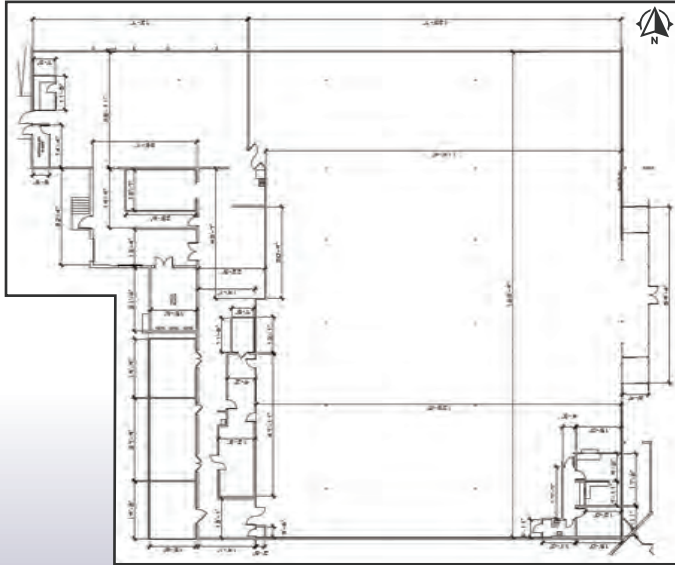
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## AVAILABLE SPACES:

**Suite 5616 (29,294 sf)**

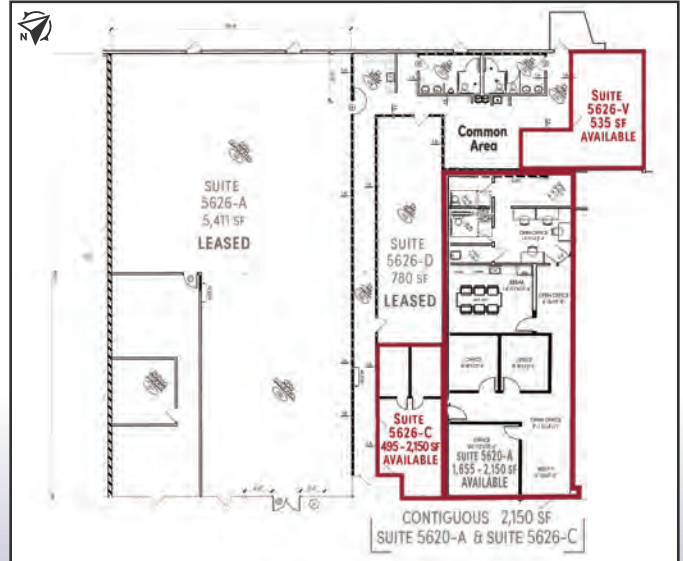


## CONTIGUOUS

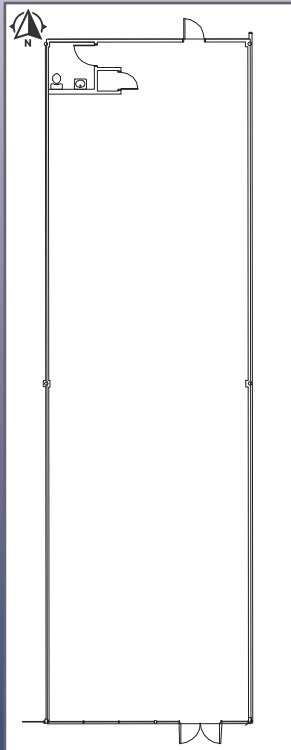
**Suite 5620-A (1,655 - 2,150 sf) - Office Space**

**Suite 5626-C (495 - 2,150 sf) - Office Space**

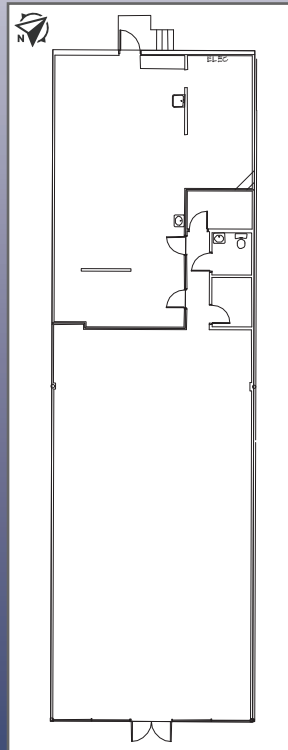
**Suite 5626-V (535 sf)**



**Suite 5610-B (3,009 sf)**



**Suite 5632 (3,010 sf)**



**Suite 5646 (9,900 sf)**

