


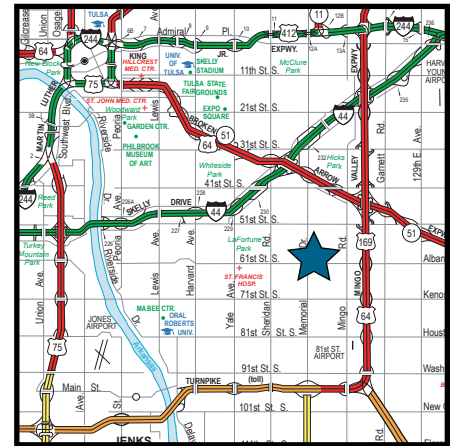
PRIME RETAIL SPACES FOR LEASE

SOUTH MEMORIAL DRIVE & EAST 61ST STREET



8221 E 61ST, TULSA, OK 74133
ETON SQUARE

- Retail available spaces 5,798 Sq. Ft. and 15,196 (±) Sq. Ft.
- Located in-line with large retailers including  & **PET SUPPLIES PLUS**
- Exceptional parking (8.66/1,000 SF)
- Retail-dense Memorial corridor
- Traffic Counts (OKDOT 2023):
 - Memorial Dr: 24,900 VPD
 - 61st St: 19,800 VPD
- **SCOOTER'S** Coffee on pad site
- Prominent retailers/restaurants in vicinity
 - **Jason's DELI**, **FedEx Office**, **WHICH WICH?**, **TJ-maxx**, & etc.
- Memorial Drive is one of Tulsa's major retail corridors



Area Map

The information contained herein is believed to be accurate but is not guaranteed as to accuracy and may change or be updated without notice.

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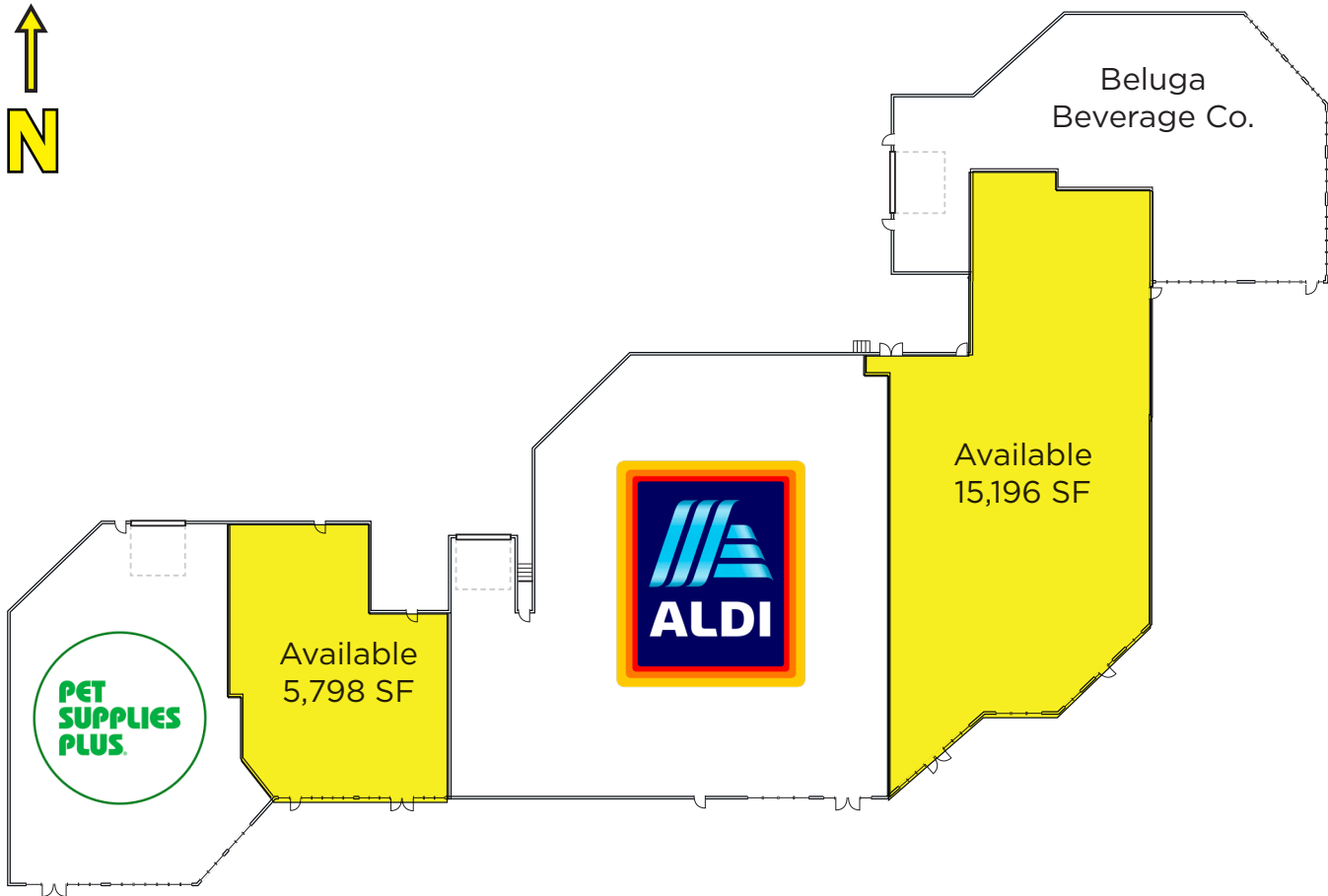
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Site Plan



Aerial



Aerial



Demographics

Demographics

Eton Square
Ring of 5 miles

INCOME



\$42,167
Per Capita Income



\$107,375
Median Net Worth

\$67,820
Median Household
Income

BUSINESS



14,286
Total Businesses



157,009
Total Employees

DAY TIME POPULATION



303,663
2024 Total Daytime Population

EDUCATION



8.0%
No High School Diploma



20.5%
High School Diploma



29.6%
Some College/Associate's Degree



38.5%
Bachelor's/Grad/Prof Degree

KEY FACTS



265,965
Population



37.8
Median Age



111,400
Households



\$54,670
Median Disposable Income

EMPLOYMENT



63.8%
White Collar



20.2%
Blue Collar



16.1%
Services



3.7%
Unemployment Rate



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).

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