

Retail/Restaurant for Lease

71st & Memorial Corridor

7007-7009 S Memorial Dr, Tulsa, OK 74133

WIGGIN
PROPERTIES, LLC
41 YEARS STRONG



71st Retail/Restaurant

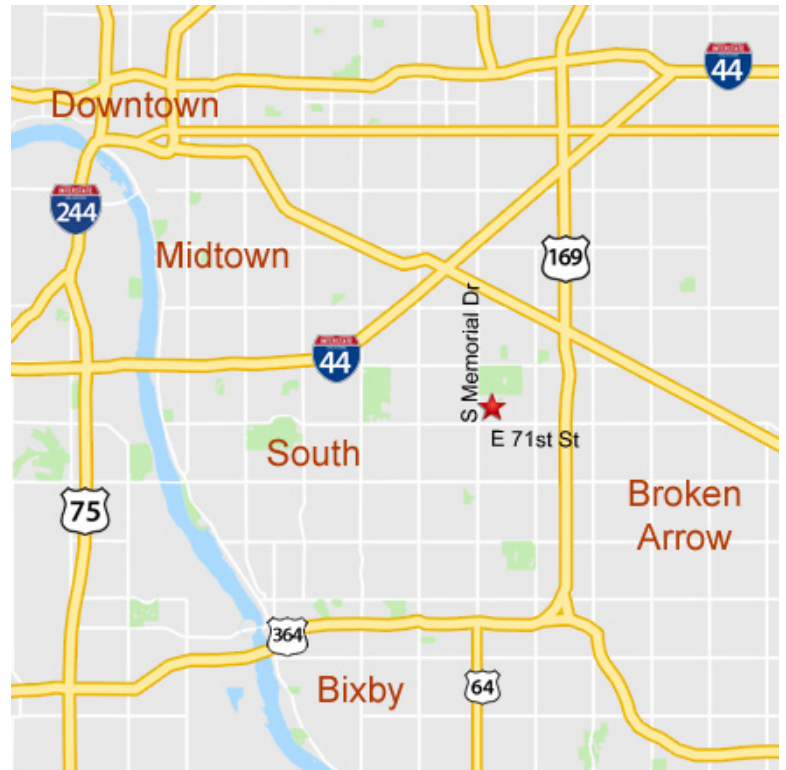
South Side of Building

Available SF: ±2,354 SF

Lease Rate: \$32.00 psf NNN

Highlights:

- Endcap (co-tenancy with IHOP) space fronts Memorial Drive in highly desirable Woodland Hills corridor.
- Located at the entrance to Simon Property Group's Woodland Hills Mall, a 1+ million SF super regional shopping mall.
- The surrounding trade area has the highest concentration of retail in the state of Oklahoma.
- Space in shell condition, ready for buildout and landlord to provide TI Allowance.



Call Grant Stewart, CCIM or Vicki Patterson, CCIM at **918.935.2010**

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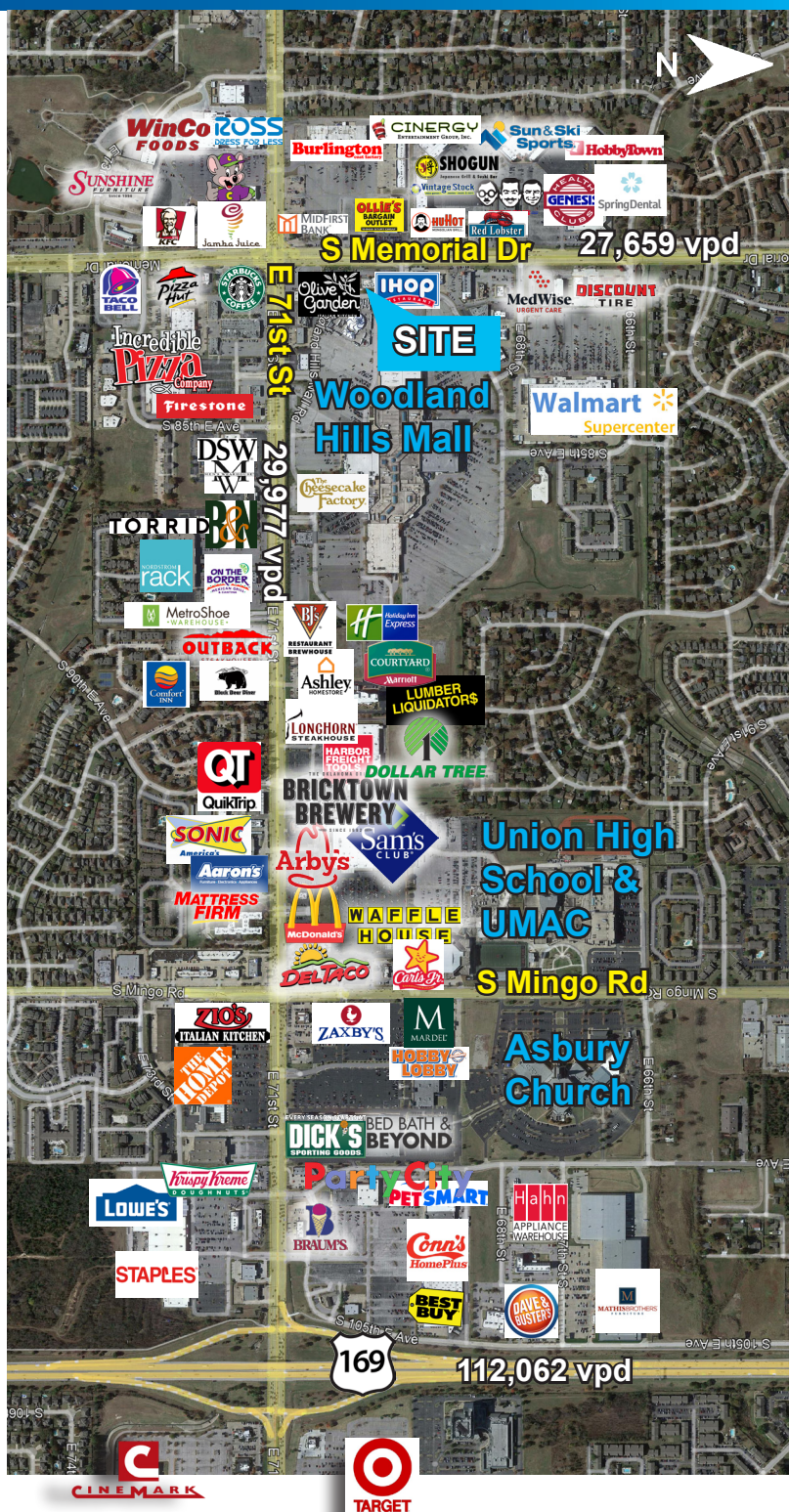
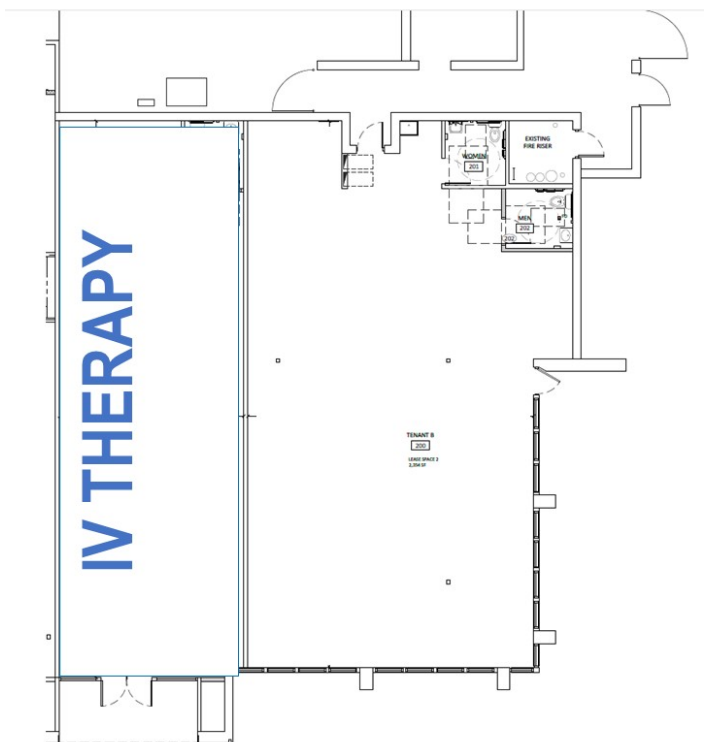


Demographics

2022	1 Mile	3 Miles	5 Miles
Population	12,622	88,126	242,970
Average HH Income	\$73,284	\$88,863	\$91,657
Owner Occupied Units	2,876	20,394	56,913
Renter Occupied Units	2,964	17,990	43,529

Traffic Counts

Road	Count
E 71st St	29,977 ('19)
S Memorial Dr	27,659 ('19)
Highway 169	112,062 ('19)



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