

Bixby Retail For Sale / Lease

200 N Armstrong
St, Bixby, OK 74008

Andrew Leach

Senior Associate
918.388.6148
aleach@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES



Property Summary



Property Highlights

- Walking distance to the iconic development, finished in 2025 with 132 upscale apartment units and directly next to the \$20 million dollar Spartan Square, which will include a hotel and convention center!
- Premier location on the hard corner of N Armstrong street and W Needles avenue with strong traffic counts and surrounding commercial activity
- Ideal for retail, restaurant, or office use
- Excellent signage and exposure opportunities
- Convenient access from 151st and Memorial.
- Whether an investor, an owner-user, or a tenant, this property offers the flexibility and visibility needed to thrive in a high-demand market.

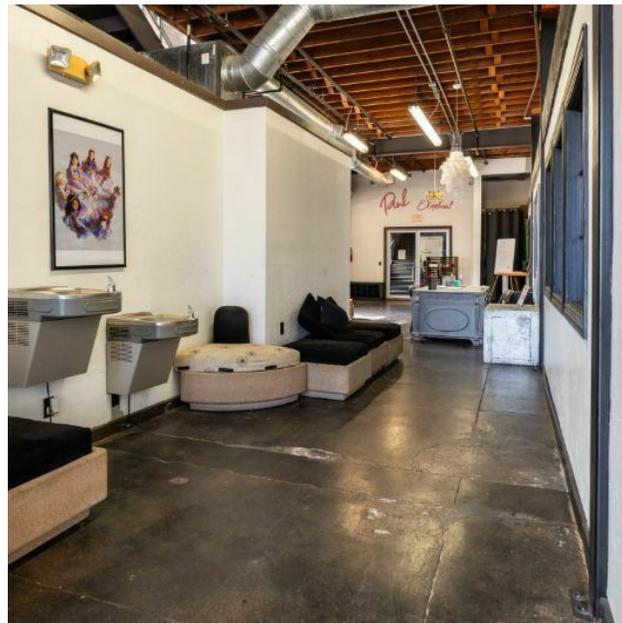
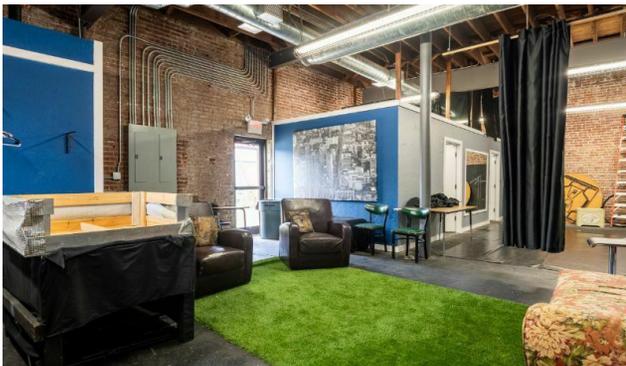
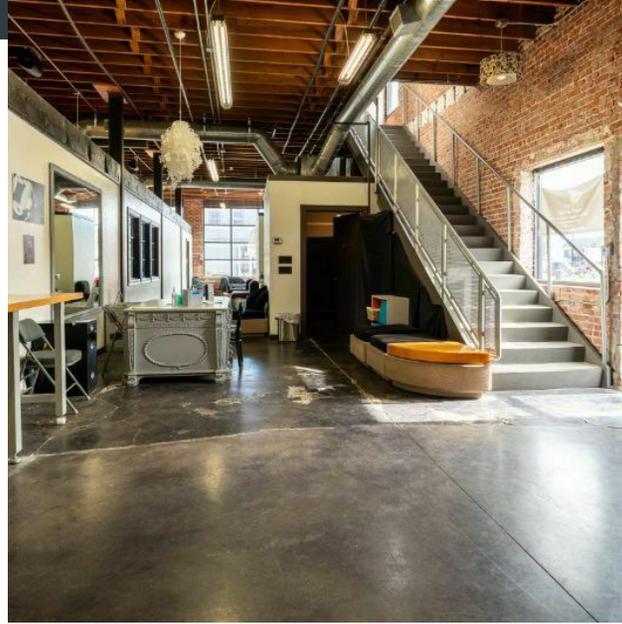
Location Description

Positioned in the heart of Bixby on the hard corner of N Armstrong street and W Needles avenue, this versatile commercial building offers exceptional visibility, easy access, and a flexible layout suited for a wide range of users. The property features both ground-floor and second-floor space, making it an ideal option for retail, restaurant, or office concepts looking to establish or expand their presence in the fastest-growing corridor in NE Oklahoma.

Offering Summary

| | |
|-----------------------|---------------------|
| Sale Price: | \$2,280,000 |
| Lease Rate: | \$24.00 SF/yr (NNN) |
| Available SF: | 10,000 SF |
| Lot Size: | 0.14 Acres |
| Building Size: | 10,000 SF |

Additional Photos



Additional Photos

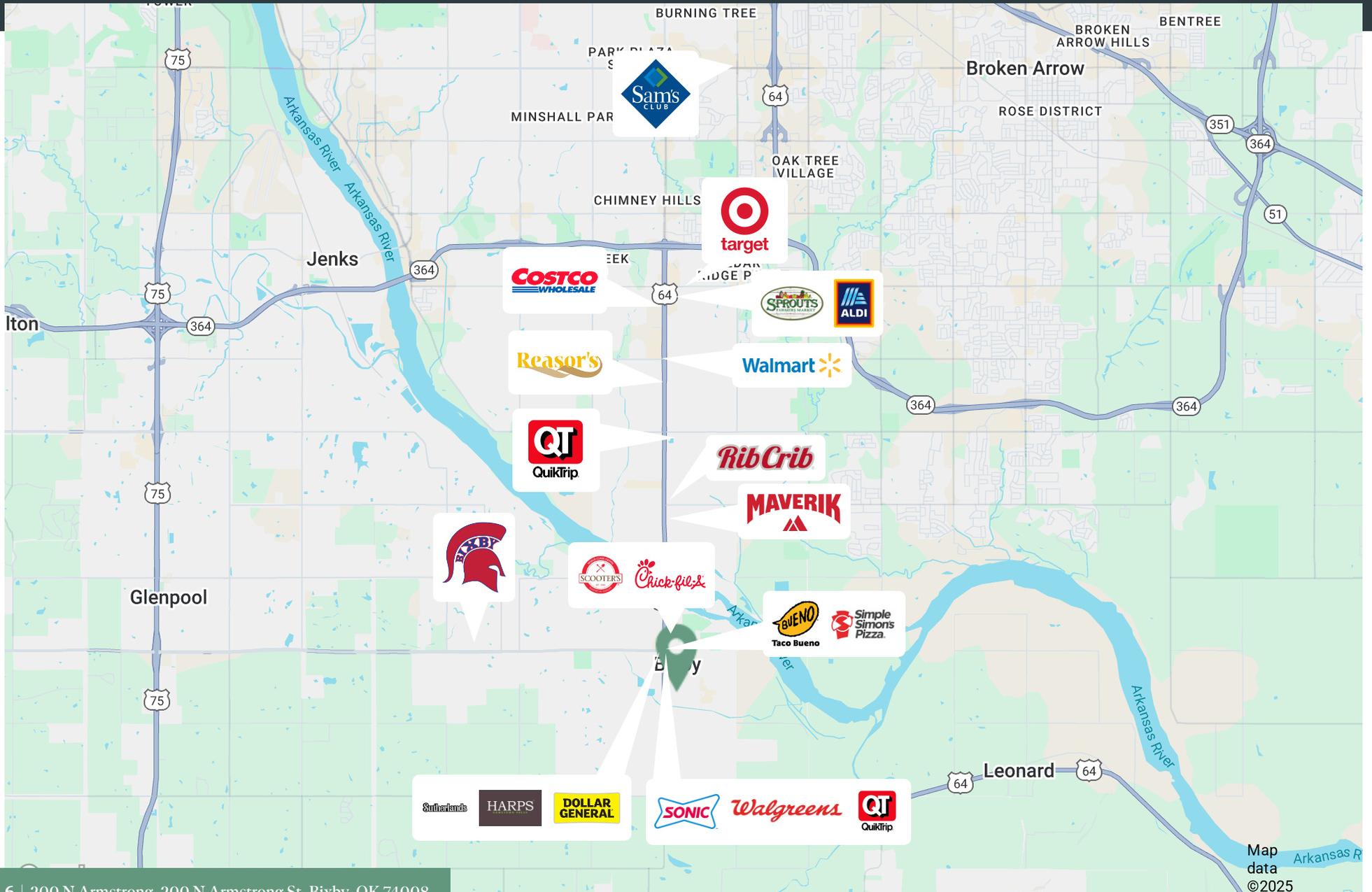


Floor Plan



FLOOR PLAN OPPORTUNITY (INDICATED) DOES NOT REPRESENT OFFERS HIGHLY RELIABLE BUT NOT GUARANTEED.

Location Map

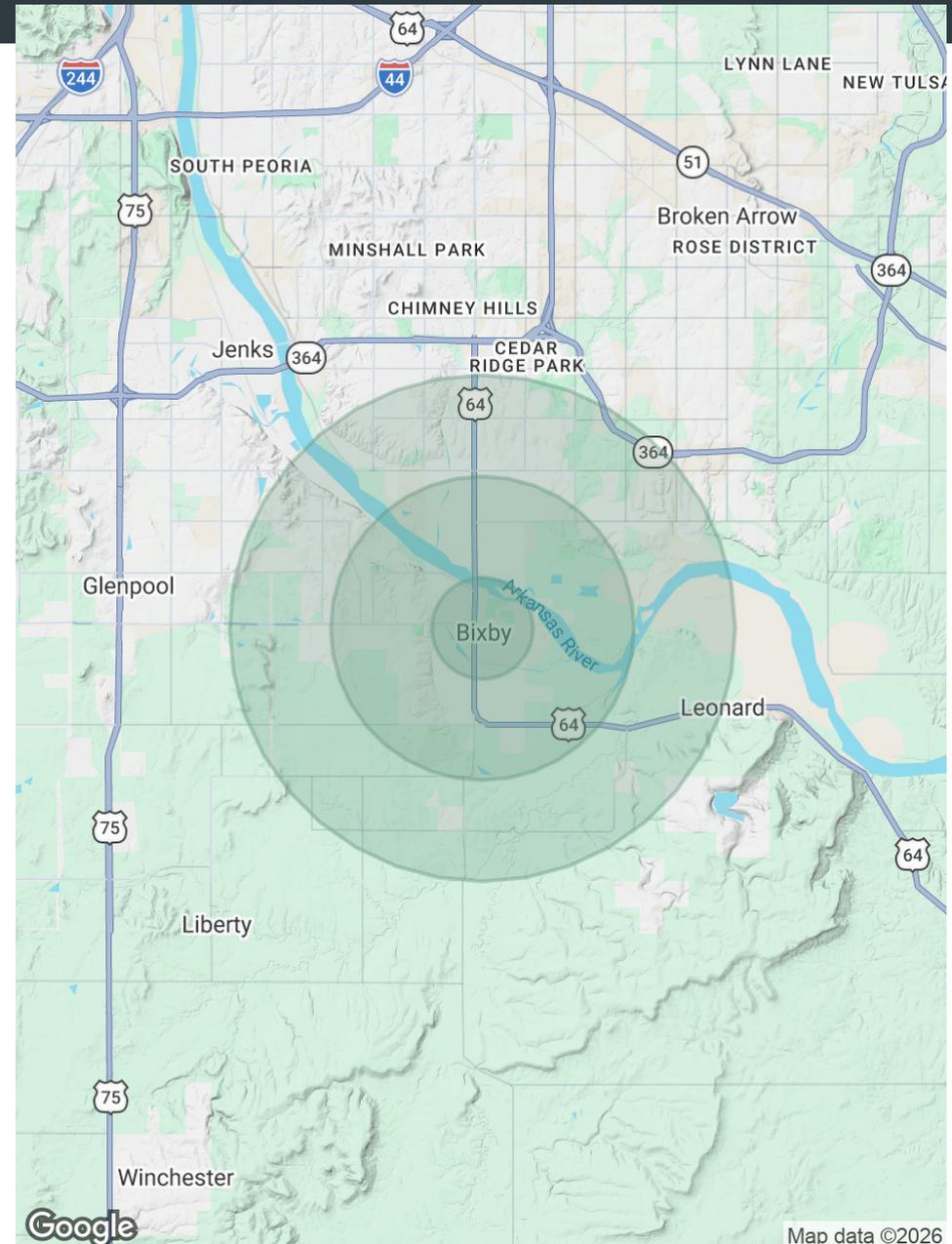


Demographics Map & Report

| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 2,614 | 17,106 | 58,516 |
| Average Age | 36 | 37 | 39 |
| Average Age (Male) | 33 | 35 | 38 |
| Average Age (Female) | 38 | 38 | 40 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,083 | 6,230 | 20,856 |
| # of Persons per HH | 2.4 | 2.7 | 2.8 |
| Average HH Income | \$74,233 | \$109,235 | \$136,621 |
| Average House Value | \$290,067 | \$354,732 | \$418,029 |

Demographics data derived from AlphaMap



Contact

Andrew Leach

Senior Associate

918.388.6148

aleach@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES

MCP - McGraw Commercial Properties

4105 S. Rockford Ave.

Tulsa, OK 74105

mcgrawcp.com

DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.