

RETAIL/RESTAURANT SPACE

SOUTH TULSA BIXBY

11982 S. MEMORIAL DR. | BIXBY, OK 74008

3,360 SF FOR LEASE

1.67 AC | Zoning: CS

\$26 PSF \$6.25 NNN

FEATURES

PRIME LOCATION via

24,830 CPD S. Memorial Dr.

\$141,000+ Average HH Income

45,600+ Population (3 Mi. Radius)

Monument Signage

EXISTING RESTAURANT BUILD OUT

with VENTHOOD

EXISTING DRIVE THRU

Single Lane with

Double Lane Potential

DRIVE THRU

TRADE AREA

AKINS NATURAL FOODS | BRAUMS | CHARLIE'S CHICKEN | CHILIS | INHERITANCE JUICERY | JERSEY MIKES | JIFFY LUBE | JIMMY'S EGG | LAGOM COFFEE | LIFETIME FITNESS | MCDONALDS | PANERA | PANDA EXPRESS | PIZZA HUT | QUIK TRIP | REASORS | STARBUCKS | TACO BELL | TACOS 4 LIFE | T-MOBILE | TROPICAL SMOOTHIE CAFE | TOKYO GARDEN | TREYS BAR AND GRILL | WALGREENS | WALMART SUPERCENTER

FOR MORE INFORMATION:

Matt Mardis
Principal, Paine & Associates
918-481-5380 ext.13
matt@paine-associates.com

Phillips Breckinridge
Associate, Paine & Associates
918-629-6489
phillips@paine-associates.com

Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com



PAINE

COMMERCIAL REAL ESTATE

paine-associates.com

RETAIL/RESTAURANT SPACE

SOUTH TULSA BIXBY

11982 S. MEMORIAL DR. | BIXBY, OK 74008



INTERIOR PHOTOS

FOR MORE INFORMATION:

Matt Mardis
Principal, Paine & Associates
918-481-5380 ext.13
matt@paine-associates.com

Phillips Breckinridge
Associate, Paine & Associates
918-629-6489
phillips@paine-associates.com

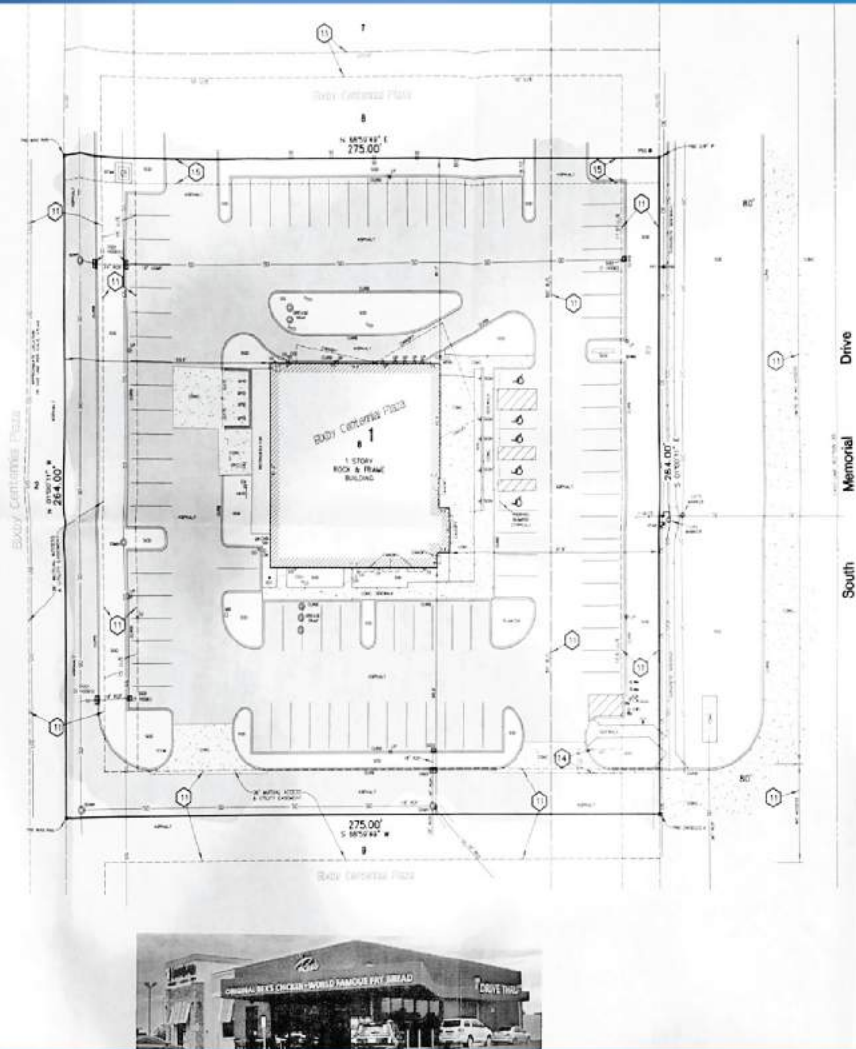
Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com


PAINE
COMMERCIAL REAL ESTATE
paine-associates.com

RETAIL/RESTAURANT SPACE

SOUTH TULSA BIXBY

11982 S. MEMORIAL DR. | BIXBY, OK 74008



SITE PLAN

FOR MORE INFORMATION:

Matt Mardis
Principal, Paine & Associates
918-481-5380 ext.13
matt@paine-associates.com

Phillips Breckinridge
Associate, Paine & Associates
918-629-6489
phillips@paine-associates.com

Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com



P A I N E

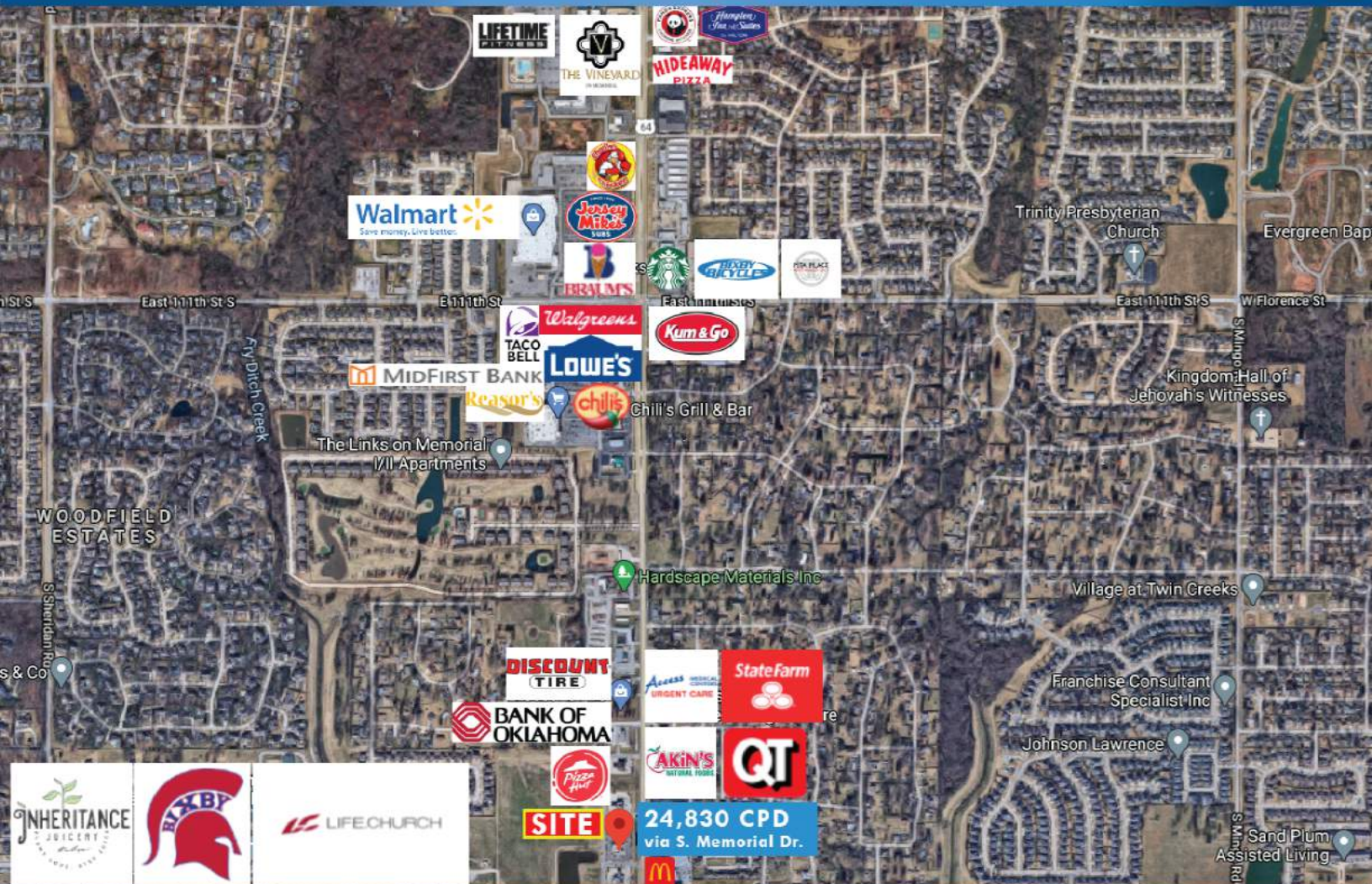
COMMERCIAL REAL ESTATE

paine-associates.com

RETAIL/RESTAURANT SPACE

SOUTH TULSA BIXBY

11982 S. MEMORIAL DR. | BIXBY, OK 74008



TRAFFIC GENERATORS

FOR MORE INFORMATION:

Matt Mardis
Principal, Paine & Associates
918-481-5380 ext.13
matt@paine-associates.com

Phillips Breckinridge
Associate, Paine & Associates
918-629-6489
phillips@paine-associates.com

Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com


PAINE
COMMERCIAL REAL ESTATE
paine-associates.com