

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:

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INTERIOR PHOTOS

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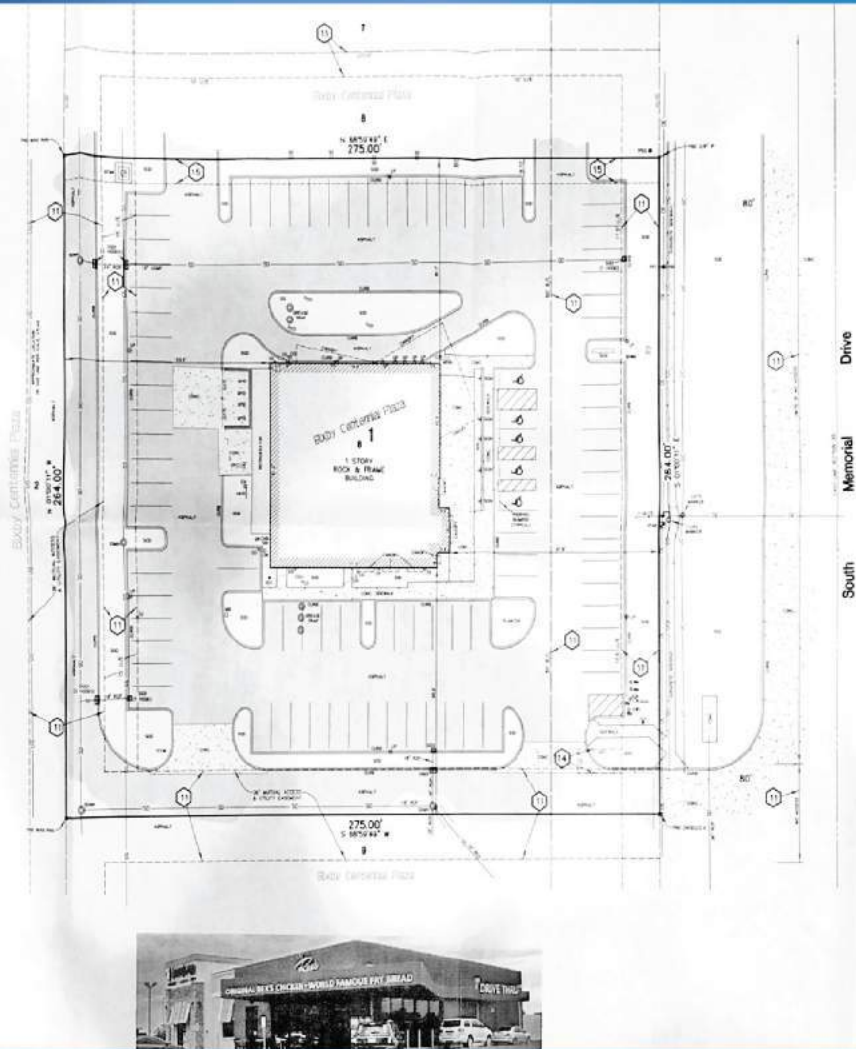
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SITE PLAN

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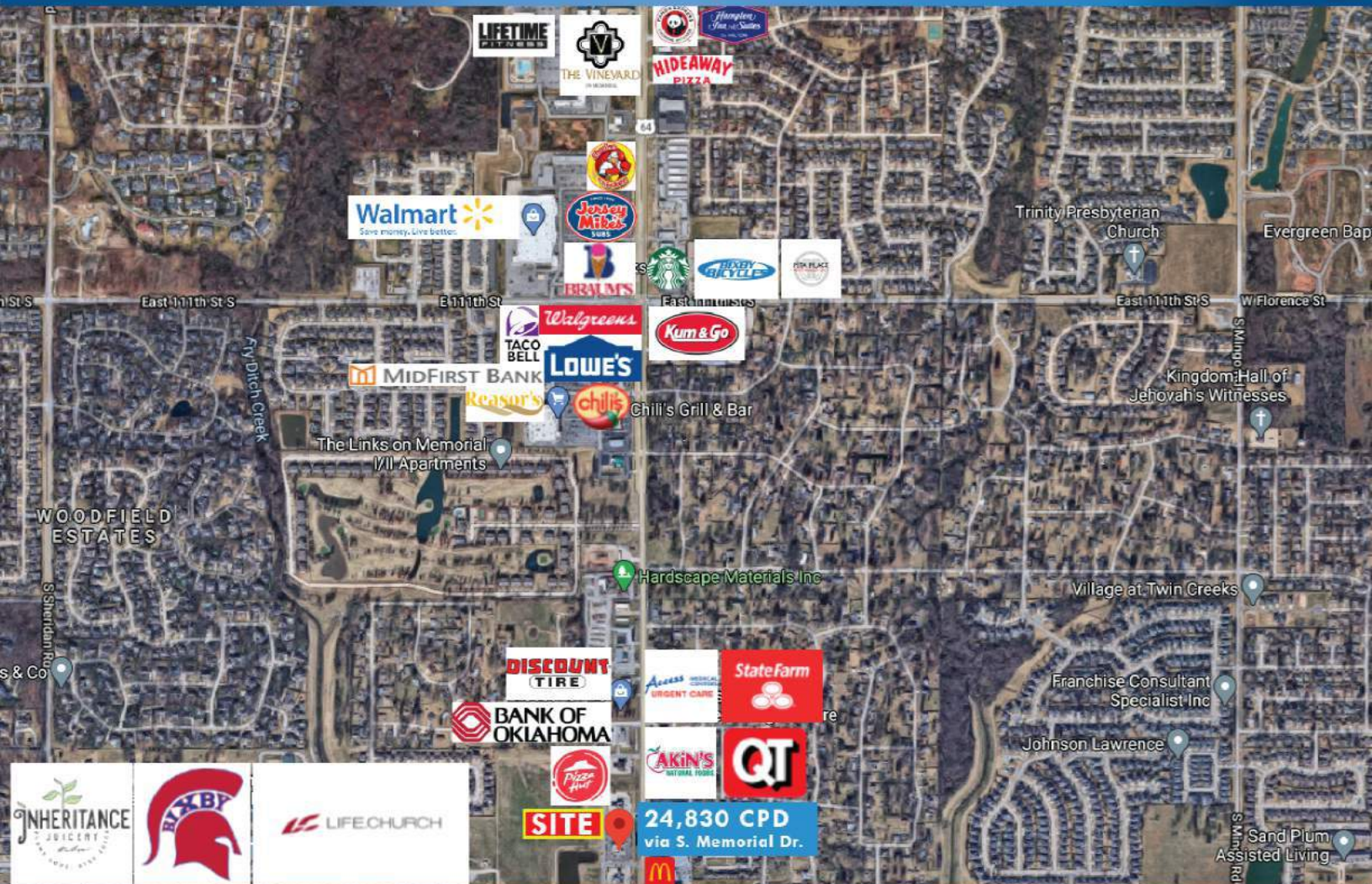
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TRAFFIC GENERATORS

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