

OUTPARCEL FOR LEASE

GROUND LEASE OR BUILD TO SUIT

6841 SOUTH MEMORIAL DRIVE | TULSA, OKLAHOMA

PRIME MEMORIAL DRIVE FRONTAGE | COVETED WOODLAND HILLS TRADE AREA



TRADE AREA INCLUDES:
 WOODLAND HILLS |
 WALMART SUPER CENTER |
 BURLINGTON COAT
 FACTORY | WINCO
 GROCERY (JAN. 2020) |
 ROSS | NORDSTROM RACK
 | STARBUCKS | OLIVE
 GARDEN | RED LOBSTER |
 TEXAS DE BRAZIL |
 CHEESECAKE FACTORY |

6841 South Memorial Drive
 30,100 CPD

71st Street 39,100 CPD

**70,000 CPD | TRAFFIC
 COUNTS [COMBINED]**

**76,397 | POPULATION
 3 MILE RADIUS**

FOR MORE INFORMATION:

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2,433 SF | + .77 ACRES LAND AVAILABLE **SIZE**

This space is positioned directly in front of the dominant Simon Property owned Woodland Hills Mall, and one of Oklahoma's highest grossing Wal-Mart Super Centers.

YEAR BUILT | 1988
REMODELED | 2000



\$85,000 ANNUALLY

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AERIAL

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