



44,700 CPD MEMORIAL DR.

31,500 CPD E. 91ST ST.

SQUARE 91 | SOUTH CENTRAL TULSA SHOPPING CENTER

Anchored by ACE Hardware, Gabe's, Planet Fitness
8921-8929 S. MEMORIAL DR. TULSA, OK 74133

FOR MORE INFORMATION:

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

Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

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

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



COMMERCIAL REAL ESTATE
paine-associates.com

OVERVIEW



LOCATION

8921-8929 S. Memorial Dr. Tulsa, OK 74133

RETAIL SPACE FOR LEASE

1,250 SF Suite 170 **\$18 PSF**

5,000 SF Suite 330 **\$16 PSF**

CENTER DETAILS

71,679 SF GLA | 21.02 Acre Center | CS Zoning

1991 Year Built, 2013 Renovated

16 Ft Ceiling Height | 379 Parking

JOIN

PLANET FITNESS

ACE HARDWARE

CICI'S PIZZA

MCALISTER'S

STATE FARM

RED WING SHOES

ONCE UPON A CHILD

OKI MOCHI

GABE'S

DO THE BEACH

GOLDEN LAND ASIAN MARKET

HAPPY FEET FOOT MASSAGE

BRICE'S COFFEE HOUSE

STAR IMAGE SALON

CIGAR CO.

DENTIST

PAXTON CHIROPRACTIC

OKIE TINT

D1 TRAINING

DEMOGRAPHICS (15 MINUTE DRIVETIME)

\$103,982 Median HH Income

297,436 Population

37.1 Years Median Age

TRAFFIC COUNTS

61,900 CPD Creek Turnpike

44,700 CPD Memorial Drive

31,500 CPD E. 91st Street

HIGHLIGHTS

Convenient Access via Creek Turnpike

Visibility and Frontage

Ample Parking

1.2 Million Visits 2024 (placer.ai)

TRADE AREA MCDONALDS | BIG BISCUIT | OLIVETO | CRUNCH FITNESS | CHASE BANK | CHICKEN EXPRESS | GOLDEN DRAGON TAE KWON DO | BODEGA BOYZ | THE BROOK RESTAURANT | MATHIS | SONIC | OREILLYS | CARMAX | ROBERTSON TIRE | HIBDON TIRES | BMW OF TULSA | HONDA OF TULSA | NISSAN OF TULSA | JEEP CHRYSLER DOGE OF TULSA | SOUTH POINTE CHEVROLET | JIM NORTON TOYOTA | TULSA HUNDYAI | TARGET | T-MOBILE | VERIZON | 5 GUYS | CAVA | PEI WEI | EUROPEAN WAX | DOS PANCHOS | QUIK TRIP | SPROUTS | ALDI | WHATABURGER | CHICK FIL A | DUTCH BROS | STARBUCKS | SCHOLTZSKYS | HIDEAWAY PIZZA | CANES | PANDA EXPRESS | CHIPOTLE | TACOS 4 LIFE | PANERA | ARBYS | TROPICAL SMOOTHIE | NOTHING BUNDT CAKES | TOKYO GARDEN | TACO BELL | JERSEY MIKES | PAPA JOHNS | LITTLE CAESARS | CHARLIE'S CHICKEN | REASORS | WALMART | HOME GOODS | LOWES | ULTA | WALGREENS | LIFETIME FITNESS | COSTCO

FOR MORE INFORMATION:

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

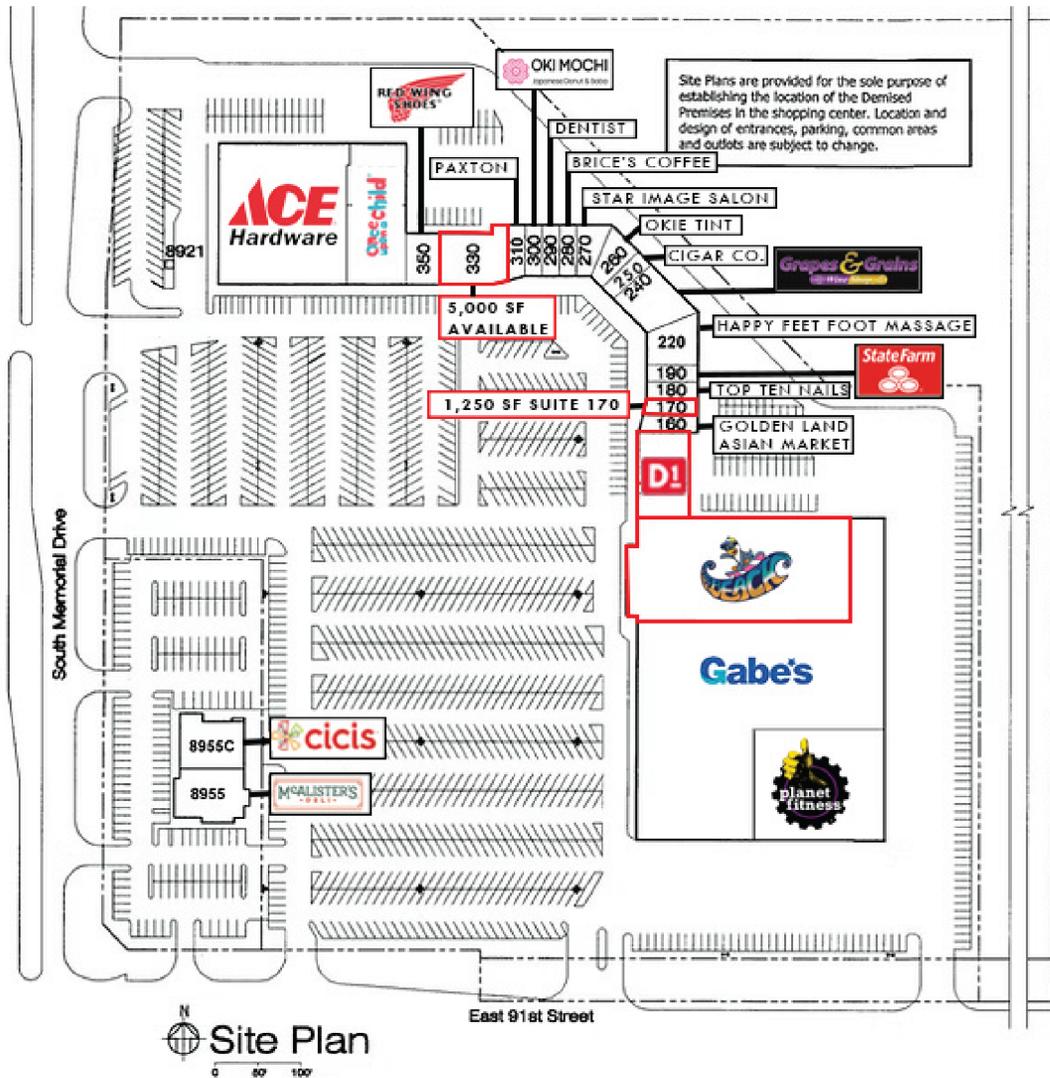
Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

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

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

PAINE
COMMERCIAL REAL ESTATE
paine-associates.com

SITE PLAN



LOCATION

8921-8929 S. Memorial Dr.
Tulsa, OK 74133

RETAIL SPACE FOR LEASE

- 1,250 SF Suite 170
- 5,000 SF Suite 330

FOR MORE INFORMATION:

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

Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

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

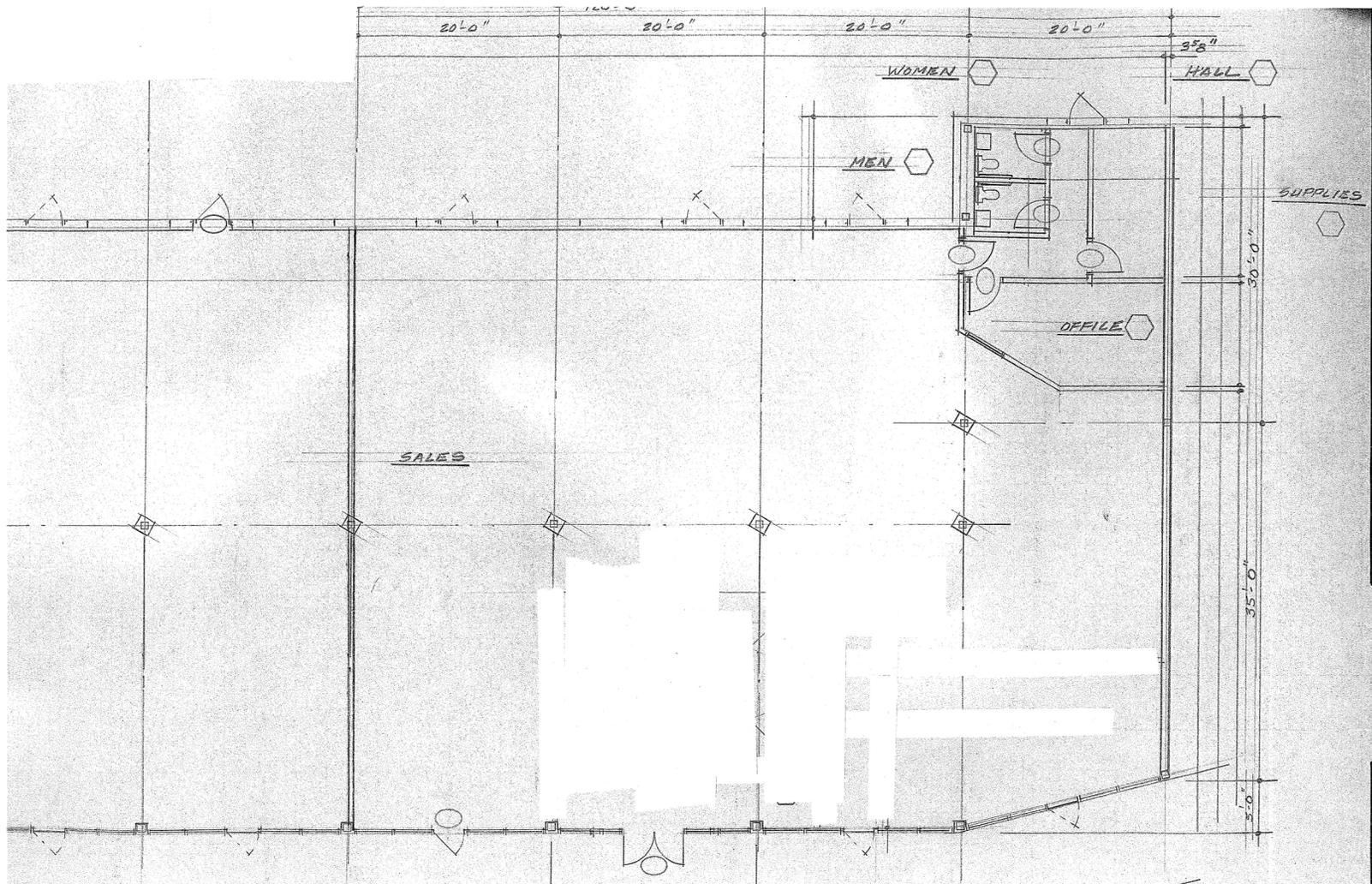
Phillips Breckinridge
Sales Associate, Paine & Associates
918-629-6489
phillips@paine-associates.com

Gabe's
Ladies • Men • Shoes • Home • Pantry

P A I N E

COMMERCIAL REAL ESTATE
paine-associates.com

FLOOR PLAN - SUITE 330 5,000 SF



FOR MORE INFORMATION:

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

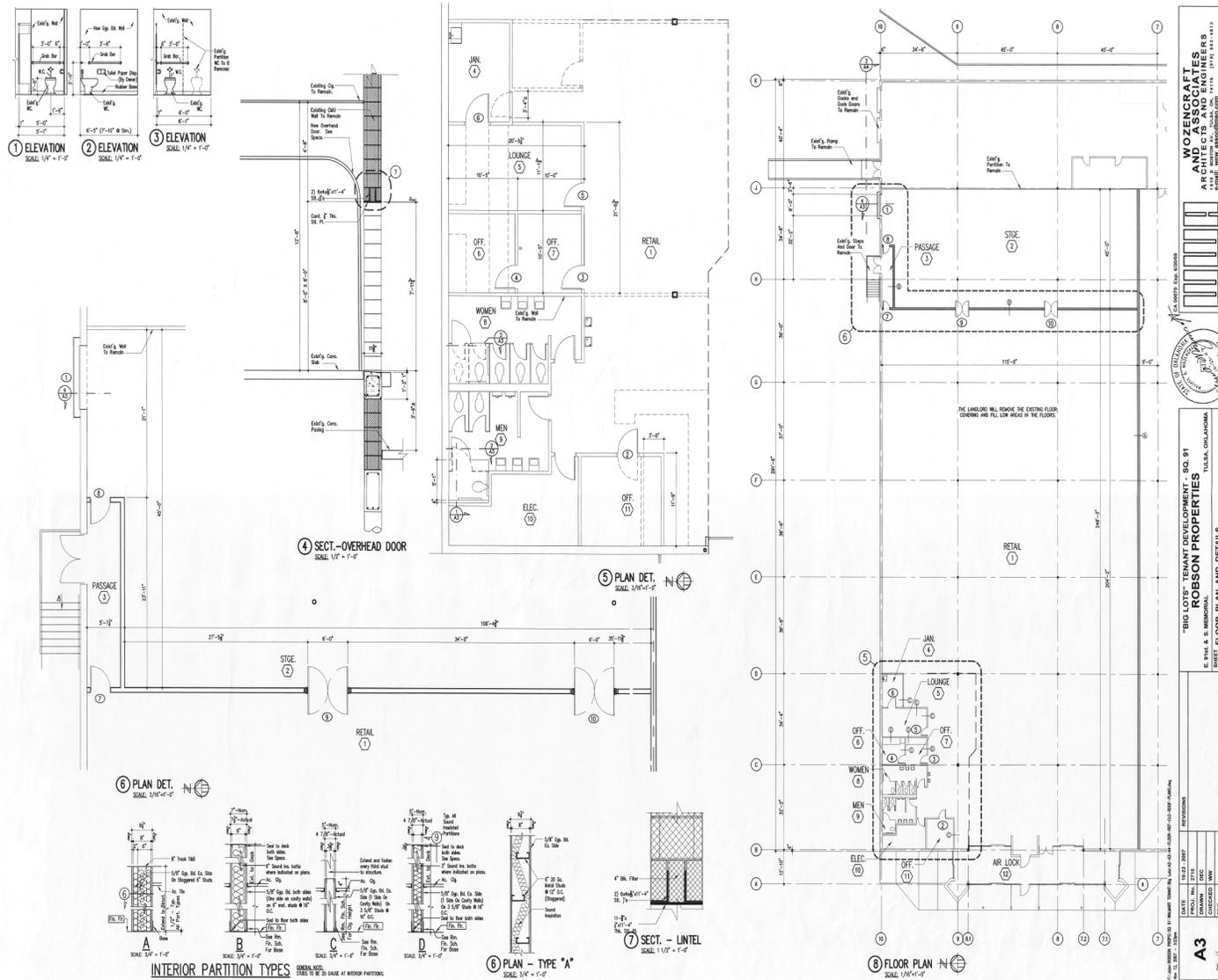
Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

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

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



FLOOR PLAN - SUITE 8933 28,000 SF



FOR MORE INFORMATION:

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

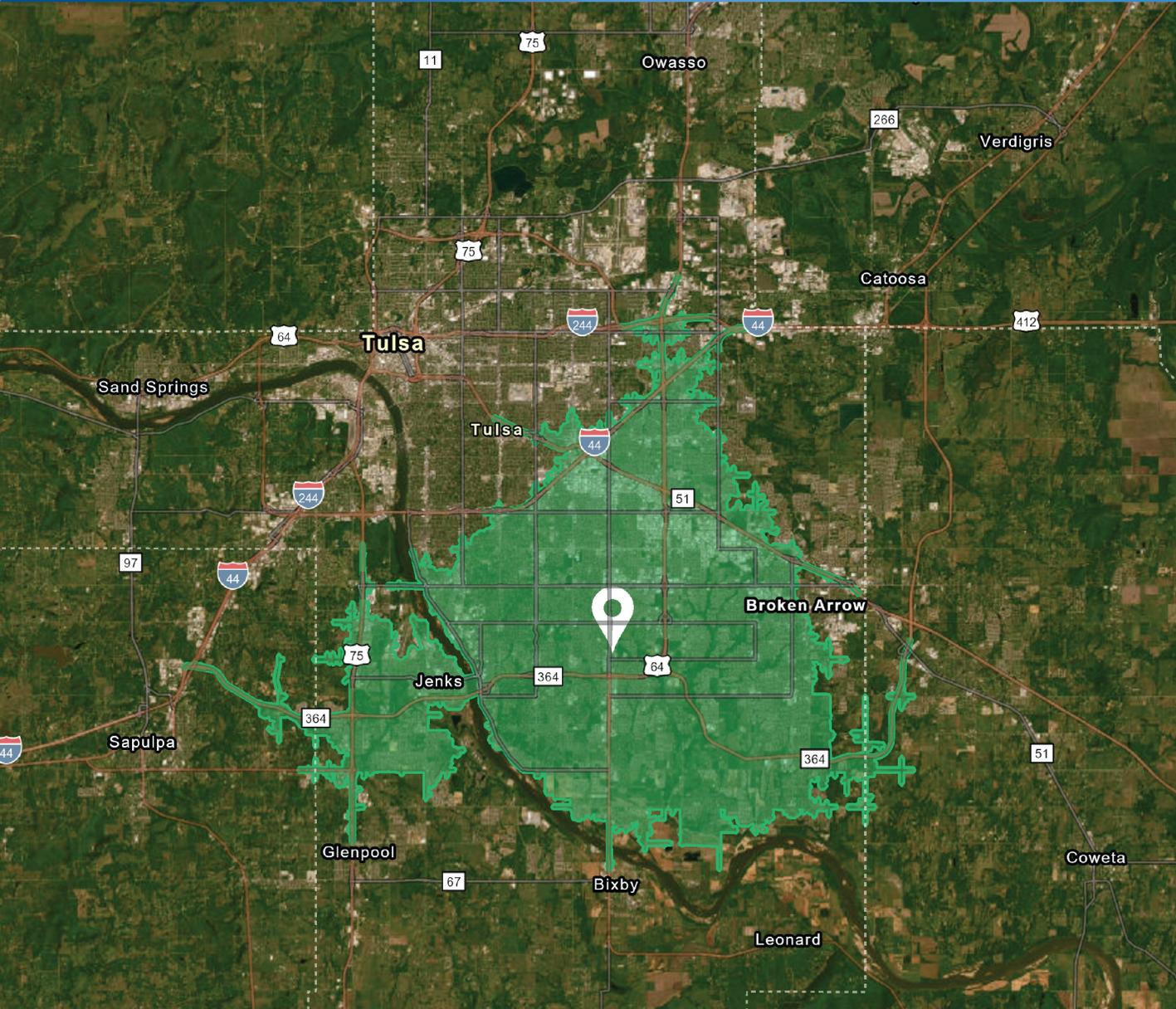
Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

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

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



DRIVETIME



15 MINUTE DRIVETIME DEMOGRAPHICS

\$103,982 AVG. HH. Income
37.1 Years Median Age
297,436 Population

FOR MORE INFORMATION:

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

Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

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

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

Gabes
Ladies • Men • Shoes • Home • Pantry

P A I N E

COMMERCIAL REAL ESTATE
paine-associates.com