

8141 East 31st Street, Suite D, Tulsa, OK 74145 Office (918) 270-1133 Cell (918) 284-2280

## OAKTREE CENTER Retail & Office Space For Lease

8014 - 8030 South Memorial Drive, Tulsa, OK 74133



Oaktree is a 17,874 SF neighborhood center that is well positioned with high visibility & South Memorial Drive frontage. Located 1 mile south of Woodland Hills Mall and less than 1.5 miles north of Creek Turnpike. Extremely high traffic counts, 31,200 VPD. Strong demographics. Abundant, storefront parking. 3 lighted monument signs. Across the street from Quik Trip. Prime retail & office spaces available.

Suite	SF Available	Min Divisible	Max Contiguous	Rate	Available	
8024-8026	1,861	771	1,861	\$14 MG	Now	
COMMENTS: Formerly a dental office. Reception. 2 Kitchen/Break rooms. 2 ADA restrooms. 2 offices. 5 exam rooms. Storage. Can be divided						
200	875	437	875	\$12 Gross	Now	
COMMENTS: Located on the 2nd Floor. Can be divided. Common area restrooms.						
8030 C-1	889	889	889	\$12 Gross	Now	
COMMENTS: Large Reception. 3 Offices. 2 Storage Rooms. Common Area Restroom. 2nd Floor.						



8141 East 31st Street, Suite D, Tulsa, OK 74145 Office (918) 270-1133 Cell (918) 284-2280

## **OAKTREE CENTER**

8014 - 8030 South Memorial Drive, Tulsa, OK 74133



Suite 8026 - Exterior View



Suite 8026 - Reception



Suite 8026 - Reception Work Area



Suite 8030 C-2 - Exterior



Suite 8030 C-2 - Reception



Suite 8030 C-2 - Corner Office



Suite 200 - Reception



Suite 200 - Large Private Office



8141 East 31st Street, Suite D, Tulsa, OK 74145 Office (918) 270-1133 Cell (918) 284-2280

## **OAKTREE CENTER**

8014 - 8030 South Memorial Drive, Tulsa, OK 74133



## Current Demographics

Demographics					
Population					
1 Mile	13,770				
3 Miles	91,569				
5 Miles	219,861				
Avg. H.H. Income					
1 Mile	\$83,284				
3 Miles	\$94,780				
5 Miles	\$89,426				
Households					
1 Mile	6,337				
3 Miles	37,750				
5 Miles	85,005				
Vehicles Per Day					
S. Memorial Drive	31,200				



SOUTHERN MILES

EPHIS SE

ETHIS SE

COUNTRY

COUNTRY

ESTATES

ESTATES

ESTATES

ESTATES

ESTATES

ESTATES

COUNTRY

ESTATES

EST

For More Information Or Showing Of This Property,

**Please Contact:** 

Jim Dittus 918-284-2280

Jim@DittusProperties.com

Maps in this document contain information from sources deemed reliable, however such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof. The Dittus Company, LLC logo is a service mark of Dittus Company, LLC. All other service marks displayed on this document are the property of their respective owners and it is published for the exclusive use of Dittus Company, LLC and their clients only. Redistribution in whole or part to any third party without the prior written consent of Dittus Company, LLC is strictly prohibited.