

**MEMORIAL DRIVE CORRIDOR OFFICE AND WAREHOUSE SPACE**

**FOR LEASE**  
**Sunbelt Plaza**

James B. McCoy, CCIM  
(918) 836-9900  
jim@mccoyproperties.com  
www.mccoyproperties.com/sunbelt



**Memorial Drive Corridor  
Office and Warehouse Space  
4343 South Memorial Drive  
Tulsa, Oklahoma**

**Just south of Broken Arrow Expressway  
1/2 mile from Broken Arrow Expressway  
1-1/2 mile from I-44  
Over 36,000 cars per day  
2,250±sf office  
15,262±sf warehouse  
2 dock doors**

**For more information, contact:  
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jim@mccoyproperties.com**

[www.mccoyproperties.com](http://www.mccoyproperties.com)

**Heated warehouse  
Dock high door available or ramp into building  
Security cameras  
Security lighting  
14' clear height  
9'6" x 9'8" overhead door  
Zoned IL  
Easy highway access**



1241 SOUTH HARVARD AVENUE | TULSA, OKLAHOMA 74112

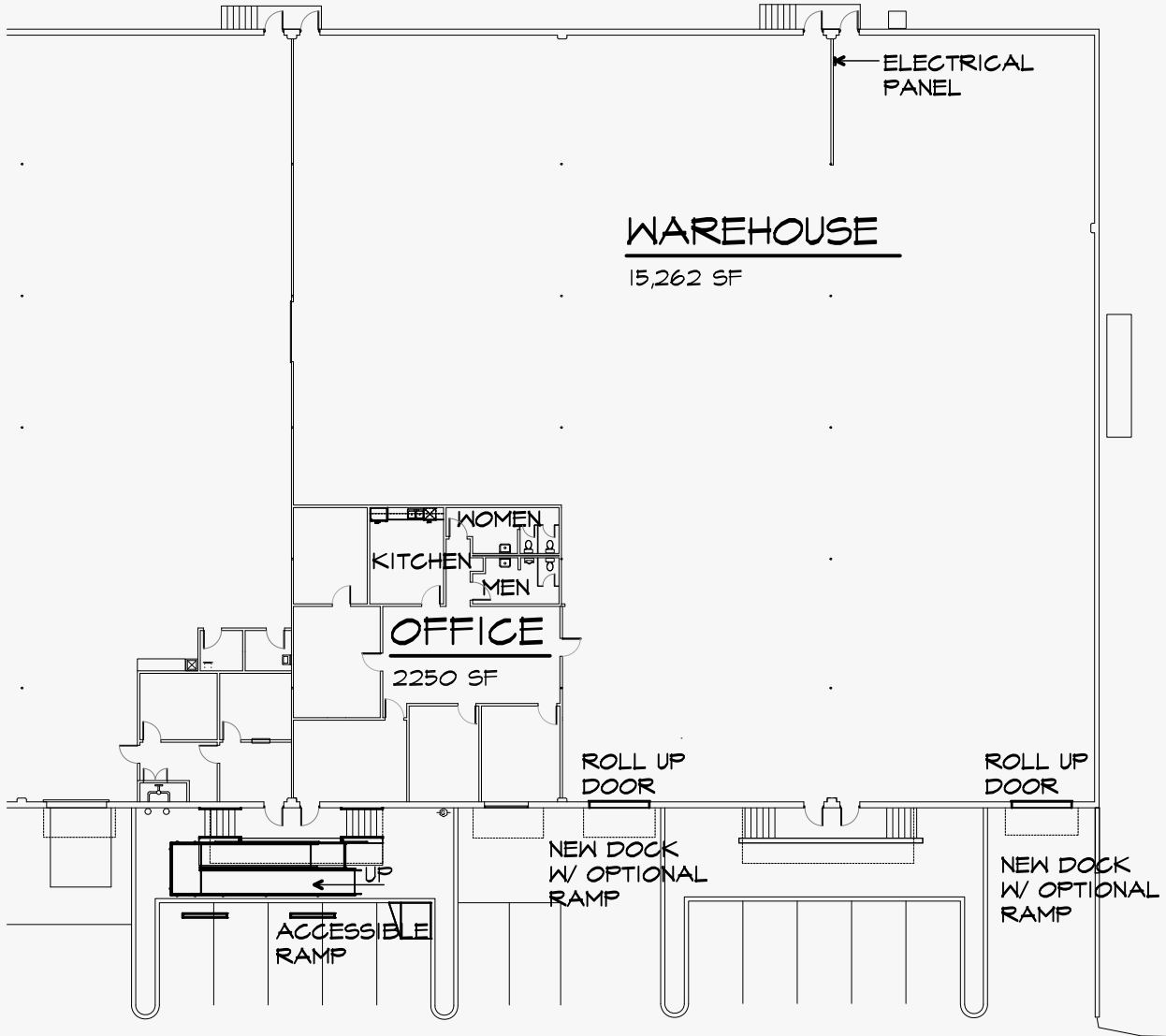


CERTIFIED COMMERCIAL INVESTMENT MEMBER

MEMORIAL DRIVE CORRIDOR OFFICE AND WAREHOUSE SPACE

**As-Built Floor Plan**  
 4343 South Memorial Drive  
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**AREA TABULATIONS**

OFFICE / SHOWROOM	15,262 SF
WAREHOUSE	2,250 SF
<b>TOTAL</b>	<b>17,512 SF</b>

**SUNBELT PLAZA**

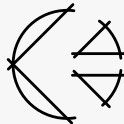
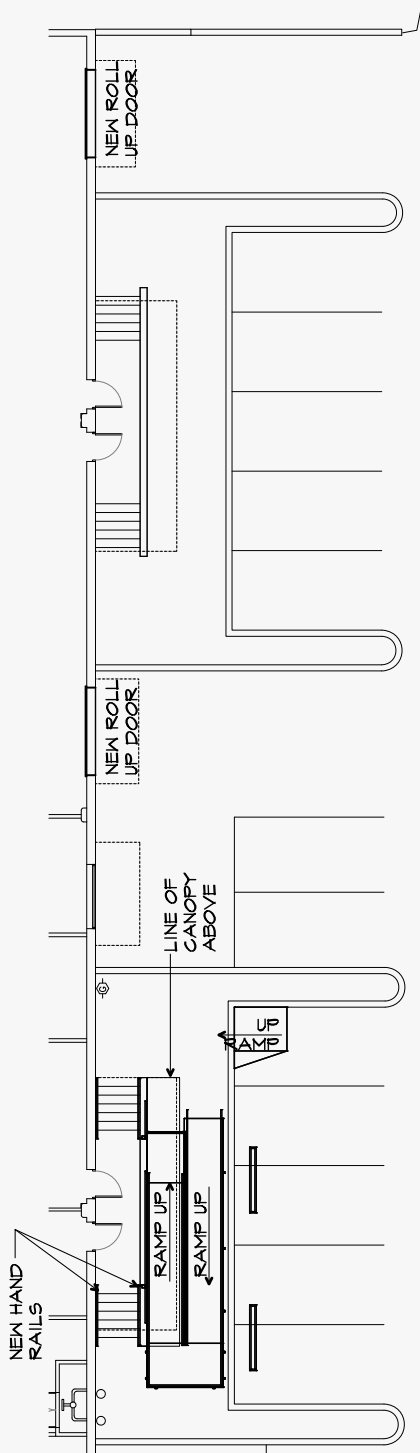
1" = 30'-0"

2/17/16

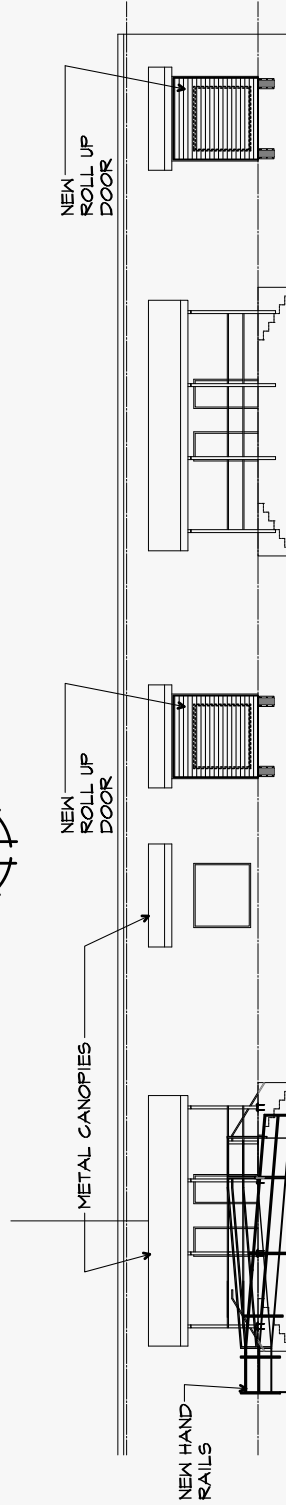


**Ramp Plan and South Elevation**  
 4343 South Memorial Drive  
 Tulsa, Oklahoma

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**1 RAMP PLAN**  
 1/16" = 1'-0"  
 2/17/16



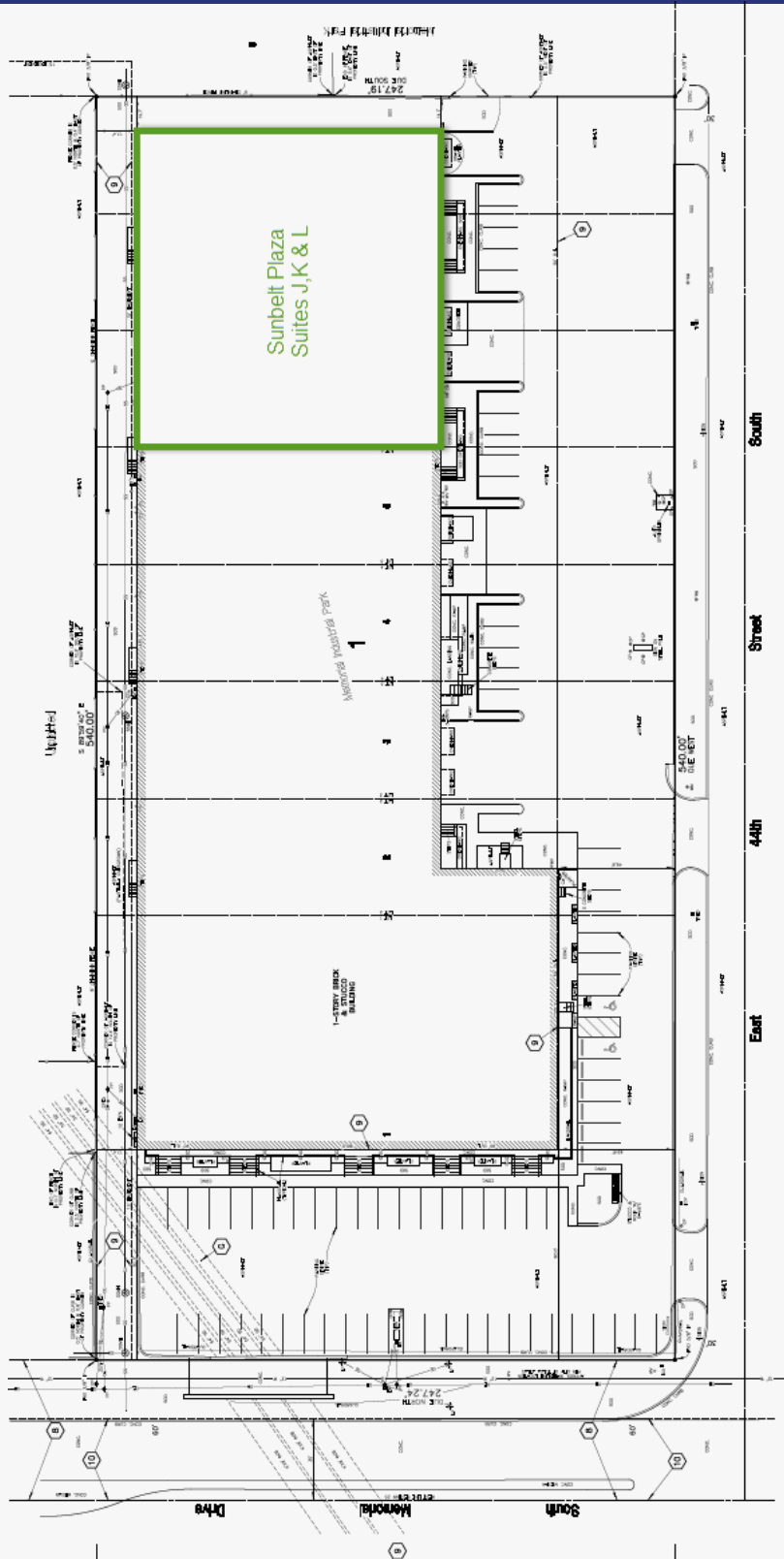
**2 PARTIAL SOUTH ELEVATION**  
 1/16" = 1'-0"  
 2/17/16

# MEMORIAL DRIVE CORRIDOR OFFICE AND WAREHOUSE SPACE

## Site Plan

4343 South Memorial Drive  
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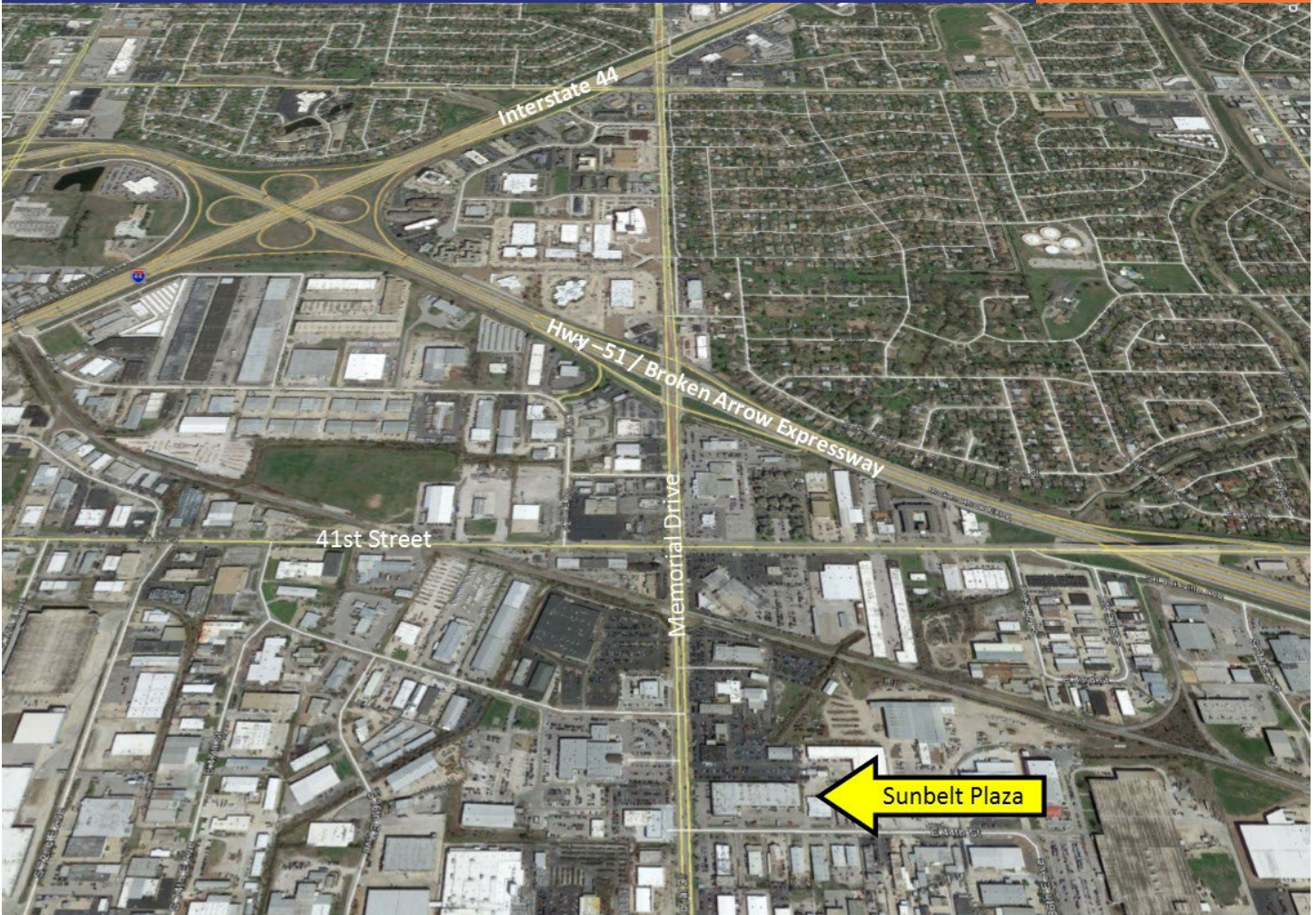


**MEMORIAL DRIVE CORRIDOR OFFICE AND WAREHOUSE SPACE**

**Site Location**

4343 South Memorial Drive  
Tulsa, Oklahoma

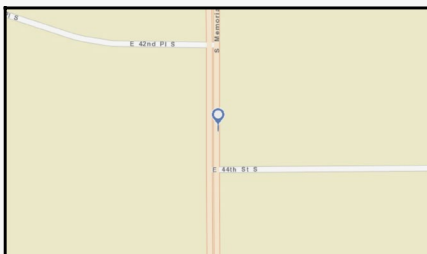
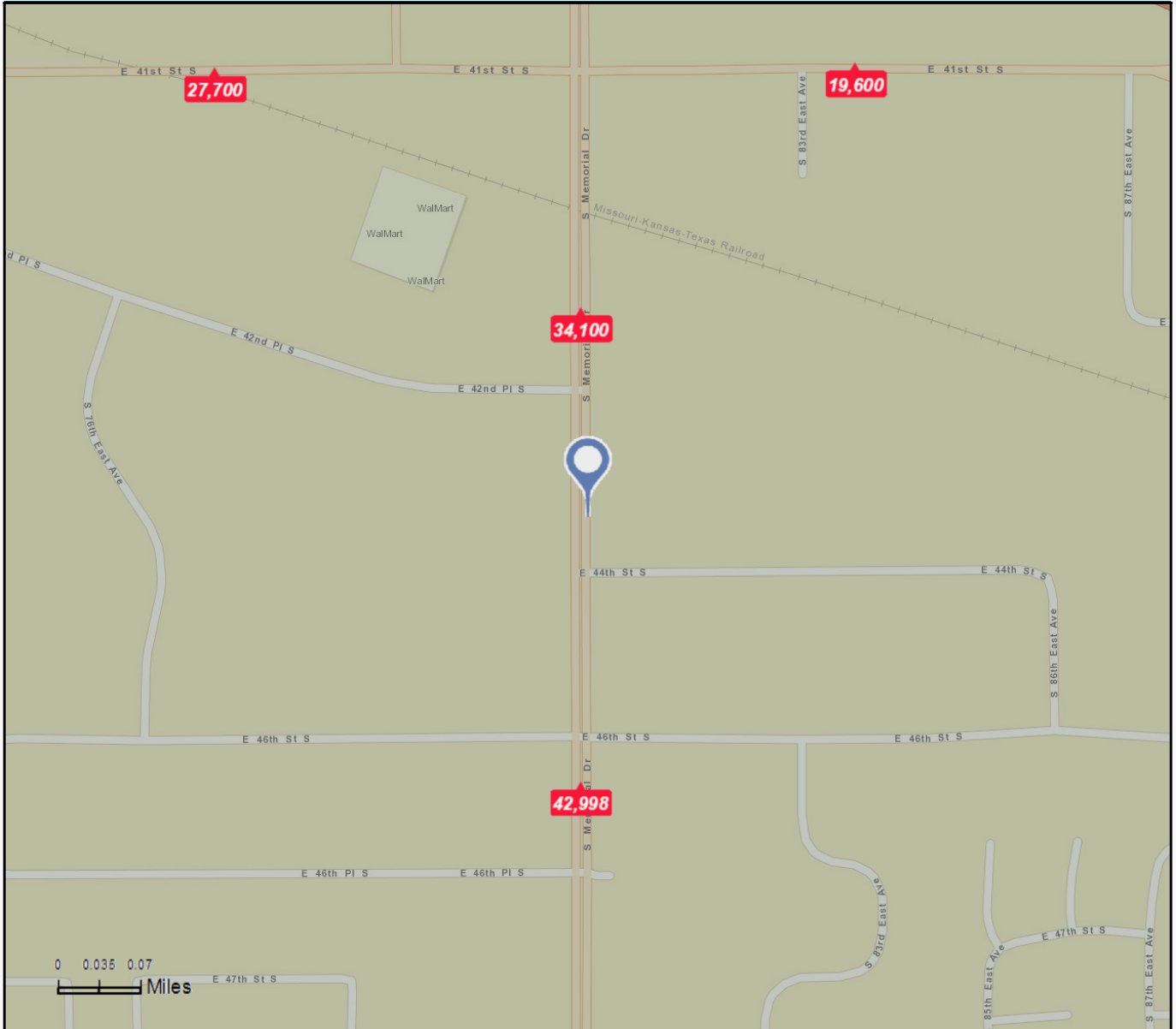
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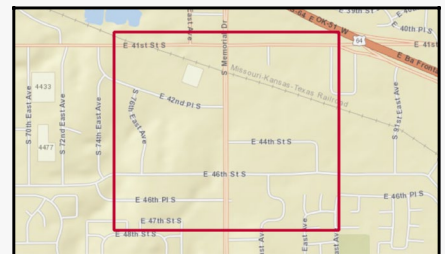
**MEMORIAL DRIVE CORRIDOR OFFICE AND WAREHOUSE SPACE**

**Daily Traffic Volume**  
 4343 South Memorial Drive  
 Tulsa, Oklahoma

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

**MEMORIAL DRIVE CORRIDOR OFFICE AND WAREHOUSE SPACE**

**Business Summary**  
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<b>Data for all businesses in area</b>	<b>5 minutes</b>		<b>10 minutes</b>		<b>15 minutes</b>							
Total Businesses:	2,708		13,386		24,295							
Total Employees:	36,642		189,673		336,460							
Total Residential Population:	23,605		200,079		469,246							
Employee/Residential Population Ratio:	1.55:1		0.95:1		0.72:1							
<b>by SIC Codes</b>	<b>Employees</b>				<b>Employees</b>				<b>Employees</b>			
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Agriculture & Mining	43	1.6%	550	1.5%	322	2.4%	4,468	2.4%	700	2.9%	11,162	3.3%
Construction	215	7.9%	2,128	5.8%	937	7.0%	9,524	5.0%	1,741	7.2%	17,235	5.1%
Manufacturing	151	5.6%	2,904	7.9%	523	3.9%	13,768	7.3%	1,011	4.2%	29,678	8.8%
Transportation	52	1.9%	604	1.6%	267	2.0%	3,249	1.7%	583	2.4%	11,414	3.4%
Communication	28	1.0%	766	2.1%	157	1.2%	2,542	1.3%	274	1.1%	4,628	1.4%
Utility	5	0.2%	40	0.1%	31	0.2%	726	0.4%	94	0.4%	5,347	1.6%
Wholesale Trade	217	8.0%	2,283	6.2%	717	5.4%	9,880	5.2%	1,272	5.2%	18,362	5.5%
<b>Retail Trade Summary</b>	<b>592</b>	<b>21.9%</b>	<b>8,494</b>	<b>23.2%</b>	<b>3,040</b>	<b>22.7%</b>	<b>44,566</b>	<b>23.5%</b>	<b>4,999</b>	<b>20.6%</b>	<b>69,893</b>	<b>20.8%</b>
Home Improvement	48	1.8%	641	1.7%	179	1.3%	2,376	1.3%	295	1.2%	3,593	1.1%
General Merchandise Stores	9	0.3%	402	1.1%	86	0.6%	4,812	2.5%	153	0.6%	7,469	2.2%
Food Stores	39	1.4%	445	1.2%	238	1.8%	3,810	2.0%	423	1.7%	7,024	2.1%
Auto Dealers, Gas Stations, Auto Aftermarket	121	4.5%	2,963	8.1%	410	3.1%	5,740	3.0%	690	2.8%	10,172	3.0%
Apparel & Accessory Stores	44	1.6%	502	1.4%	285	2.1%	3,265	1.7%	385	1.6%	3,841	1.1%
Furniture & Home Furnishings	69	2.5%	745	2.0%	297	2.2%	3,457	1.8%	452	1.9%	4,608	1.4%
Eating & Drinking Places	125	4.6%	1,898	5.2%	818	6.1%	15,475	8.2%	1,426	5.9%	24,457	7.3%
Miscellaneous Retail	138	5.1%	896	2.4%	728	5.4%	5,630	3.0%	1,176	4.8%	8,729	2.6%
<b>Finance, Insurance, Real Estate Summary</b>	<b>278</b>	<b>10.3%</b>	<b>2,304</b>	<b>6.3%</b>	<b>1,577</b>	<b>11.8%</b>	<b>16,276</b>	<b>8.6%</b>	<b>2,937</b>	<b>12.1%</b>	<b>26,663</b>	<b>7.9%</b>
Banks, Savings & Lending Institutions	65	2.4%	1,096	3.0%	463	3.5%	6,398	3.4%	886	3.6%	8,678	2.6%
Securities Brokers	34	1.3%	120	0.3%	173	1.3%	1,054	0.6%	325	1.3%	1,920	0.6%
Insurance Carriers & Agents	89	3.3%	633	1.7%	411	3.1%	5,109	2.7%	684	2.8%	7,787	2.3%
Real Estate, Holding, Other Investment Offices	90	3.3%	456	1.2%	529	4.0%	3,715	2.0%	1,043	4.3%	8,279	2.5%
<b>Services Summary</b>	<b>1,007</b>	<b>37.2%</b>	<b>16,172</b>	<b>44.1%</b>	<b>5,223</b>	<b>39.0%</b>	<b>81,754</b>	<b>43.1%</b>	<b>9,474</b>	<b>39.0%</b>	<b>130,997</b>	<b>38.9%</b>
Hotels & Lodging	25	0.9%	335	0.9%	94	0.7%	1,798	0.9%	148	0.6%	3,058	0.9%
Automotive Services	126	4.7%	3,713	10.1%	400	3.0%	5,366	2.8%	715	2.9%	7,334	2.2%
Motion Pictures & Amusements	60	2.2%	342	0.9%	304	2.3%	2,129	1.1%	564	2.3%	4,775	1.4%
Health Services	112	4.1%	1,869	5.1%	911	6.8%	26,998	14.2%	1,391	5.7%	37,365	11.1%
Legal Services	36	1.3%	208	0.6%	266	2.0%	1,568	0.8%	652	2.7%	4,885	1.5%
Education Institutions & Libraries	36	1.3%	1,161	3.2%	207	1.5%	7,210	3.8%	398	1.6%	15,353	4.6%
Other Services	612	22.6%	8,544	23.3%	3,042	22.7%	36,683	19.3%	5,606	23.1%	58,227	17.3%
Government	15	0.6%	200	0.5%	116	0.9%	1,943	1.0%	325	1.3%	9,245	2.7%
Unclassified Establishments	104	3.8%	197	0.5%	476	3.6%	977	0.5%	882	3.6%	1,836	0.5%
<b>Totals</b>	<b>2,708</b>	<b>100.0%</b>	<b>36,642</b>	<b>100.0%</b>	<b>13,386</b>	<b>100.0%</b>	<b>189,673</b>	<b>100.0%</b>	<b>24,295</b>	<b>100.0%</b>	<b>336,460</b>	<b>100.0%</b>

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.

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**Executive Summary**

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	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	22,974	187,312	431,282
2010 Population	23,067	192,217	449,914
2015 Population	23,605	200,079	469,246
2020 Population	24,444	210,055	493,453
2000-2010 Annual Rate	0.04%	0.26%	0.42%
2010-2015 Annual Rate	0.44%	0.77%	0.80%
2015-2020 Annual Rate	0.70%	0.98%	1.01%
2015 Male Population	48.0%	48.8%	49.0%
2015 Female Population	52.0%	51.2%	51.0%
2015 Median Age	35.4	36.0	35.8

In the identified area, the current year population is 469,246. In 2010, the Census count in the area was 449,914. The rate of change since 2010 was 0.80% annually. The five-year projection for the population in the area is 493,453 representing a change of 1.01% annually from 2015 to 2020. Currently, the population is 49.0% male and 51.0% female.

**Median Age**

The median age in this area is 35.4, compared to U.S. median age of 37.9.

**Race and Ethnicity**

2015 White Alone	62.4%	65.1%	65.9%
2015 Black Alone	11.7%	9.4%	11.2%
2015 American Indian/Alaska Native Alone	5.1%	5.2%	5.5%
2015 Asian Alone	2.7%	3.7%	3.1%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	11.4%	10.3%	7.9%
2015 Two or More Races	6.6%	6.2%	6.3%
2015 Hispanic Origin (Any Race)	19.9%	17.6%	14.4%

Persons of Hispanic origin represent 14.4% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.0 in the identified area, compared to 63.0 for the U.S. as a whole.

**Households**

2000 Households	10,583	82,435	178,961
2010 Households	10,092	82,564	184,749
2015 Total Households	10,281	85,606	192,102
2020 Total Households	10,650	89,862	201,997
2000-2010 Annual Rate	-0.47%	0.02%	0.32%
2010-2015 Annual Rate	0.35%	0.69%	0.75%
2015-2020 Annual Rate	0.71%	0.98%	1.01%
2015 Average Household Size	2.28	2.31	2.40

The household count in this area has changed from 184,749 in 2010 to 192,102 in the current year, a change of 0.75% annually. The five-year projection of households is 201,997, a change of 1.01% annually from the current year total. Average household size is currently 2.40, compared to 2.39 in the year 2010. The number of families in the current year is 115,281 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.