

TOWN WEST SHOPPING CENTER

5610 - 5648 W. Skelly Drive - Tulsa, OK 74107



Where Visibility, Value, and Workforce Converge

[DOWNTOWN TULSA]



*TRAFFIC COUNT - SOURCE INCOG 2025

OFFICE AND RETAIL SPACE AVAILABLE!

Town West Shopping Center (±158,735 SF) is a high-visibility retail destination with easy access from I-44 at W. 49th Street. The center captures strong daily traffic from Tulsa and surrounding communities and offers a competitive cost structure. A complementary tenant mix makes Town West well suited for both local and national retailers seeking visibility and convenience.

Why Town West Shopping Center Works

Capture the Commuter

- Interstate visibility with immediate access from I-44
- Prominent signage opportunities and strong daily traffic counts
- Visibility comparable to larger retail hubs—without the premium rent

Serve the Workforce

- Positioned in the heart of a dense employment corridor
- Over 140,000 daytime workers within the trade area
- Limited nearby food and service options create untapped demand for quick-service restaurants, convenience retail, and personal services

Community Gateway

- Diverse tenant mix serving daily needs
- Ample parking supporting high-volume uses
- Flexible space configurations that accommodate retail, office, medical, and lightwarehouse users

**Suites Available:
500 SF - 29,000 SF**

BAUER & ASSOCIATES, REALTORS®

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"
Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

SHEILA COOPER

Office: 918-665-1210
Cell: 918-724-5140
scooper@bauertulsa.com

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- HIGHLY VISIBLE TO HIGHWAY I-44 (58,119 VPD*)
- EASY ACCESS FROM WEST 49th STREET EXIT
- STRONG DAYTIME POPULATION COMMUTE
- ABUNDANT PARKING

- ESTABLISHED & WELL-LOCATED CENTER
- STRONG TENANT MIX
- RETAIL, OFFICE & WAREHOUSE SPACE
- LOCATED ALONG HISTORIC ROUTE 66

*INCOG 2025

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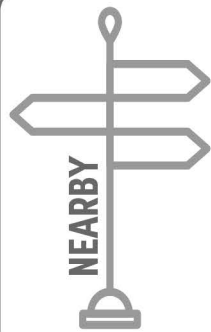
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Berryhill, OK	± 4 MILES
Sapulpa, OK	± 8 MILES
Sand Springs, OK	± 9 MILES
Jenks, OK	± 9.8 MILES
Glenpool, OK	± 12.6 MILES
Downtown Tulsa	± 6.5 MILES

SOURCE: GOOGLE MAPS



58,119 Vehicles per day	- HWY I-44
3,768 Vehicles per day	- SOUTHWEST BLVD

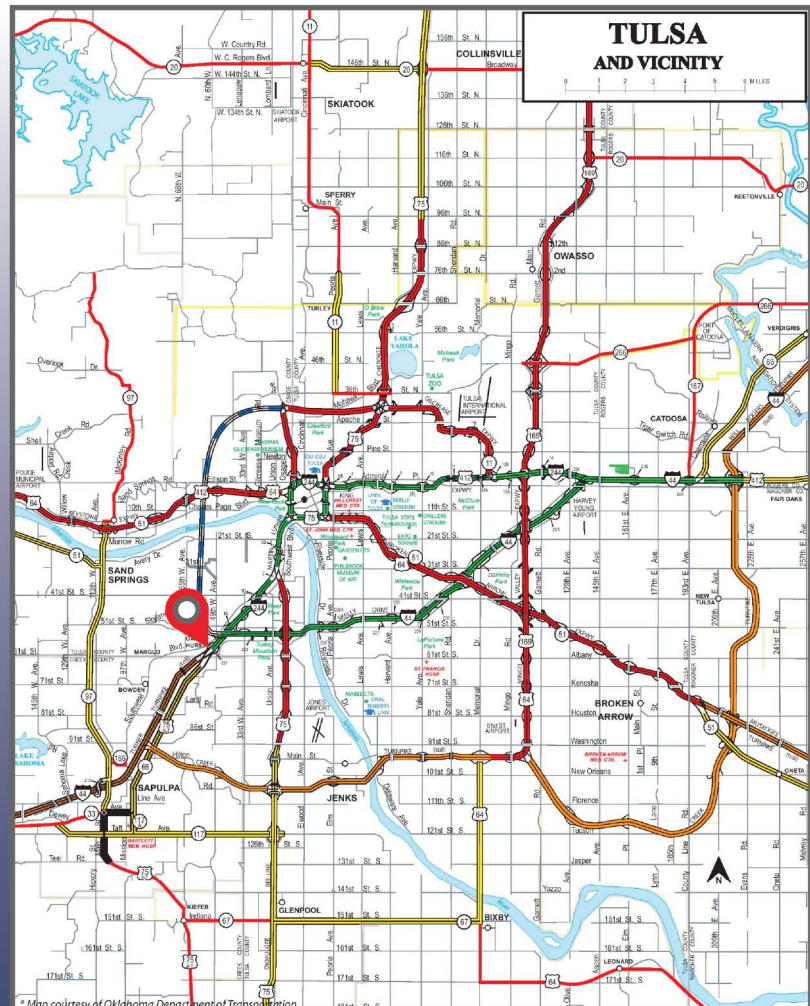
TRAFFIC COUNT - SOURCE: INCOG 2025



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	10,550	126,944	376,027
TOTAL HOUSEHOLDS	3,282	38,279	121,904
TOTAL POPULATION	8,468	85,026	284,063
AVERAGE HH SIZE	2.55	2.14	2.26
AVERAGE HH INCOME	\$66,276	\$87,303	\$92,528

DEMOGRAPHICS - SOURCE: ESRI 2025



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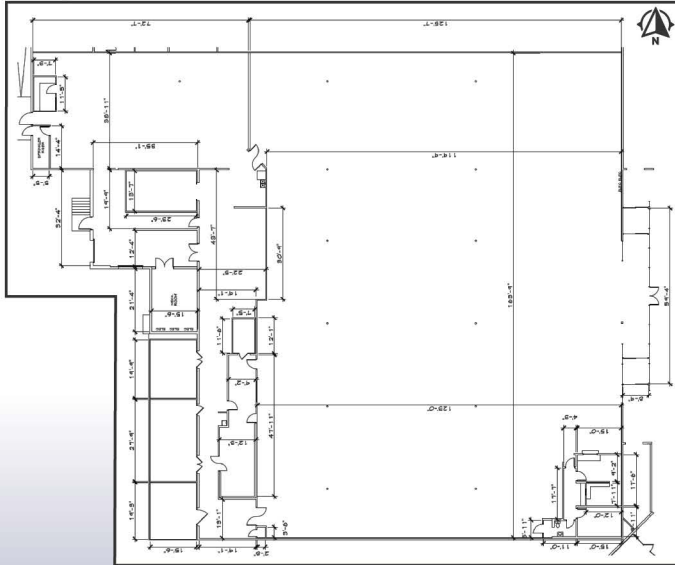
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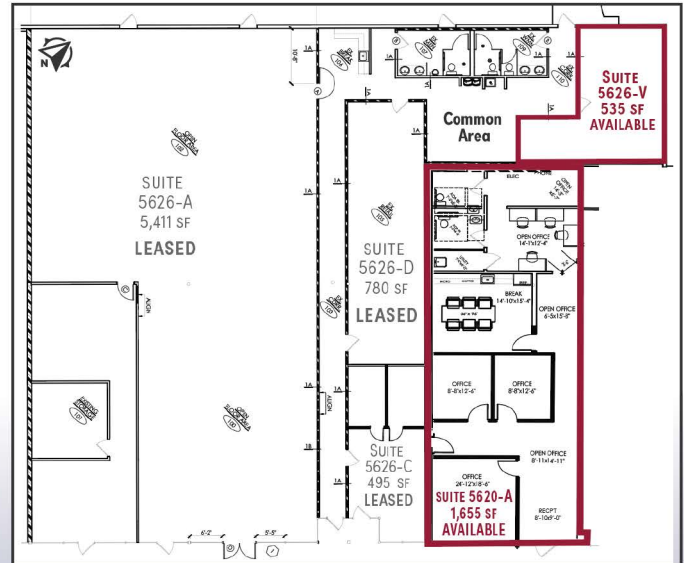
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AVAILABLE SPACES:

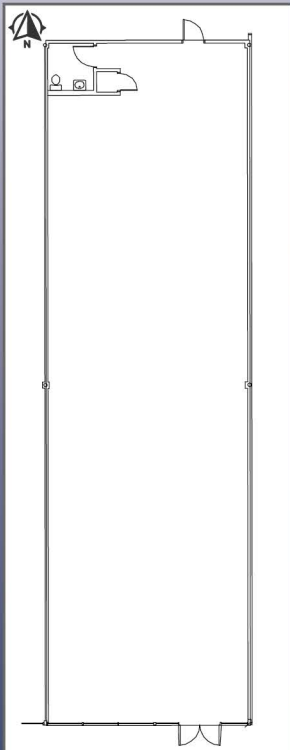
Suite 5616 (29,294 sf)



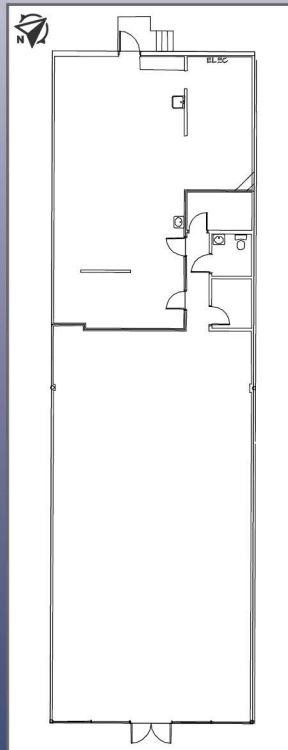
Suite 5620-A (1,655 sf) - Office Space
Suite 5626-V (535 sf)



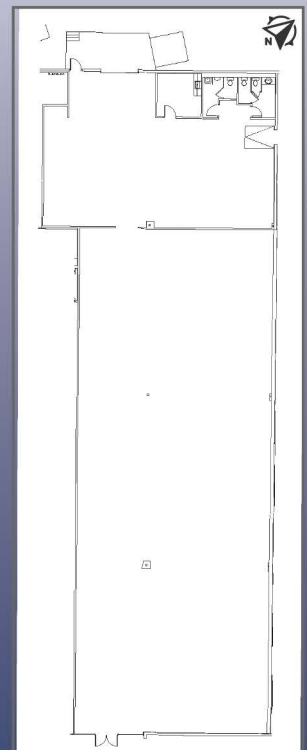
Suite 5610-B (3,009 sf)



Suite 5632 (3,010 sf)



Suite 5646 (9,900 sf)



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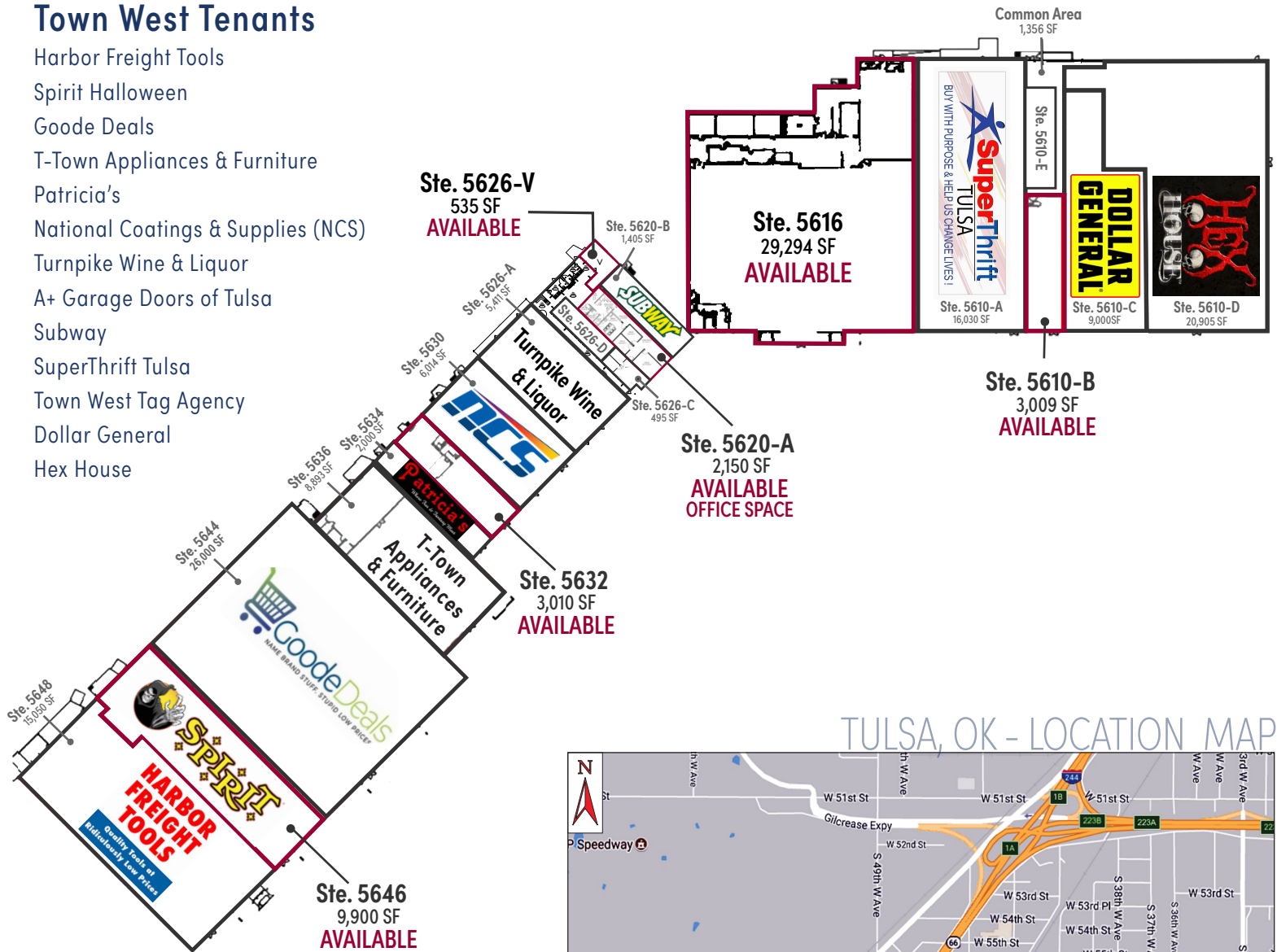
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Town West Tenants

Harbor Freight Tools
Spirit Halloween
Goode Deals
T-Town Appliances & Furniture
Patricia's
National Coatings & Supplies (NCS)
Turnpike Wine & Liquor
A+ Garage Doors of Tulsa
Subway
SuperThrift Tulsa
Town West Tag Agency
Dollar General
Hex House



TULSA, OK - LOCATION MAP



AVAILABLE SPACES:

#5610-B	3,009 SF
#5616	29,294 SF
#5620-A	1,655 SF (Office Space)
#5626-V	535 SF
#5632	3,010 SF
#5646	9,900 SF

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