

Kenosha Commercial Center

4650 West Kenosha, Broken Arrow, OK 74012



RETAIL SPACE NOW AVAILABLE

Available SF: 1,200 - 2,943 SF

Lease Rate: \$16.00 to \$17.50 SF/yr (NNN)

Suite B, 2,943 SF Contiguous: 1,517 SF

Suite C, Contiguous With #B: 1,426 SF

Suite E/F: 2,145 SF

Suite I, 2,400 SF Contiguous: 1,200 SF

Suite J, Contiguous With #I: 1,200 SF

PROPERTY OVERVIEW

FOR LEASE - 1,200 SF to 2,943 SF Available.

Tenants include Pei Wei, BoneFish Grill, CherryBerry, US Cellular, Edward Jones, Manpower, and School of Rock. Monument signage.

LOCATION OVERVIEW

Located on the Southeast Corner of South 71st Street (Kenosha) & Garnett Road. 1/2 mile from the Renaissance Hotel and Convention Center (300 Rooms). Rhema Bible College is 2 miles to the east. Tulsa Community College, Cancer Treatment Centers of America, Saint Francis Hospital South and Hillcrest Hospital South are within a 2 mile radius.

Area Retailers include:
Target SuperCenter
Cinemark
Office Depot
Kohl's
Jimmy's Egg
Walgreens

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Aerial



DEMOGRAPHICS - 2017

| Mile Radius | 1 | 3 | 5 |
|--------------------|----------|----------|----------|
| Population-Daytime | 20,096 | 115,170 | 280,484 |
| Population | 10,782 | 79,380 | 228,279 |
| Households | 3,957 | 32,927 | 92,339 |
| Average HH Income | \$82,209 | \$73,795 | \$79,144 |

TRAFFIC COUNT - 2016

| Street | Cars Per Day |
|-----------------------|--------------|
| 71st Street (Kenosha) | 26,246 |
| Garnett Road | 25,439 |
| Highway 169 | 104,300 |