



RETAIL SPACE FOR LEASE

Available SF:	1,200 - 2,943 SF
Lease Rate:	\$16.00 SF/Yr (NNN)
NNN:	\$4.99/SF/Yr
Suite B:	1,517 SF
Suite C:	1,426 SF
Suites B/C:	2,943 SF
Suite I:	1,200 SF
Suite J:	1,200 SF
Suites I/J:	2,400 SF

PROPERTY OVERVIEW

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

Tenants include Pei Wei, BoneFish Grill, CherryBerry, Well Springs Family Clinic, Manpower, Edward Jones 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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Kenosha Commercial Center

4650 West Kenosha. Broken Arrow, OK 74012



DEMOGRAPHICS - 2017

	1 Mile	3 Miles	5 Miles
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 COUNTS (2018)

Street	Cars Per Day
71st Street (Kenosha)	26,652
Garnett Road	18,341
Highway 169	104,907



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