



**RETAIL SPACE FOR LEASE**

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

**PROPERTY OVERVIEW**

FOR LEASE - 1,200 SF to 2,400 SF.

Tenants include Pei Wei, BoneFish Grill, CherryBerry, Well Springs Family Clinic, Manpower, Edward Jones, School of Rock and Animal House Veterinary Hospital.

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, Council Oak Comprehensive Healthcare, Saint Francis Hospital South and Hillcrest Hospital South are within a 2 mile radius.

Area Retailers include:

- |                    |             |
|--------------------|-------------|
| Target SuperCenter | Kohl's      |
| Cinemark           | Jimmy's Egg |
| Office Depot       | Walgreens   |

**TANDA FRANCIS**  
918.394.1000  
tfrancis@priceedwards.com  
priceedwards.com

# Kenosha Commercial Center

4650 West Kenosha, Broken Arrow, OK 74012



### DEMOGRAPHICS - 2021

	1 Mile	3 Miles	5 Miles
Population	10,736	80,084	227,563
Households	4,028	32,566	90,102
Average HH Income	\$90,032	\$85,112	\$87,072

### TRAFFIC COUNTS (2019)

Street	Cars Per Day
71st Street (Kenosha)	27,724
Garnett Road	18,202
Highway 169	112,062

**TANDA FRANCIS**  
918.394.1000  
tfrancis@priceedwards.com  
priceedwards.com