



RETAIL SPACE FOR LEASE

Available SF: 1,200 - 1,500 SF

Lease Rate: \$16.00 SF/Yr (NNN)

NNN: \$4.99/SF/Yr

Suite C: 1,426 SF

Suite G, Available 9/1/23: 1,500 SF

Suite I: 1,200 SF

PROPERTY OVERVIEW

FOR LEASE - 1,200 SF to 1,500 SF.

Tenants include Pei Wei, BoneFish Grill, CherryBerry, Manpower, Edward Jones, School of Rock, Animal House Veterinary Hospital, Desi Tax Service and Blo & Glo.

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

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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

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