



PROPERTY FOR LEASE

Lease Rate:	Negotiable
Building Size:	108,449 SF
Available SF:	108,449 SF
Lot Size:	9.88 Acres
Year Built:	1986
Renovated:	2017

04212020

PROPERTY OVERVIEW

This building has excellent access and visibility from Highway 51 (Broken Arrow Expressway).

Owner is willing to demise the space for the right tenant. Lease rate will be determined by square footage.

This building is well maintained and located on the commercial corridor in Broken Arrow, a suburb of Tulsa, Oklahoma. Having excellent access and visibility from Highway 51 (Broken Arrow Expressway).

National tenants in the immediate vicinity are: Target, Marshalls, Lowes, Ross Dress For Less, Hobby Lobby, Sprouts and Atwoods.

PROPERTY HIGHLIGHTS

- 585 Parking Space
- 2 Truck Bays
- 1 Entrance Ramp
- 6 Ground Level Bays
- Fenced Outdoor Space

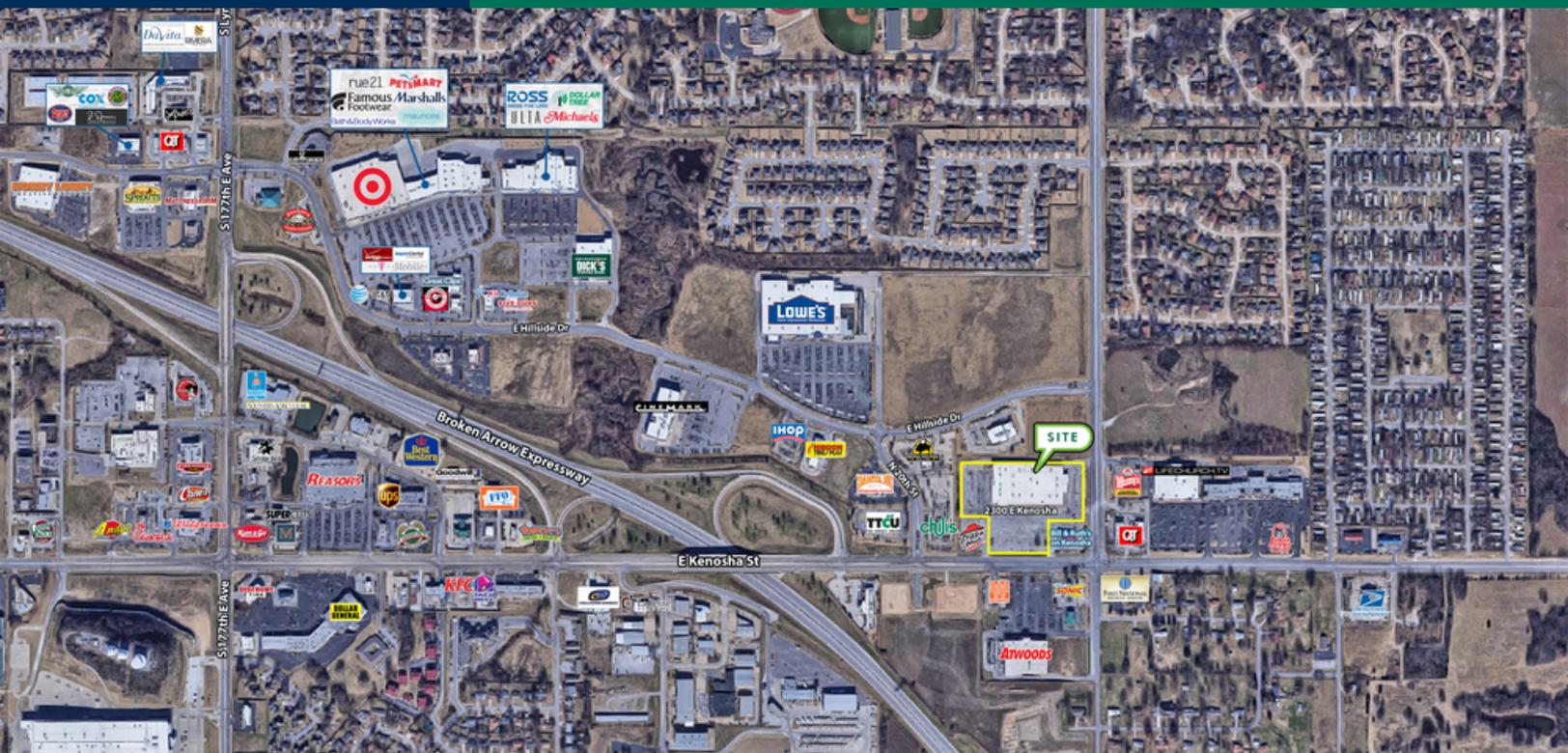
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	49,694	121,735	377,475
Average Age	35.3	36.7	37.4
Average Age % (Male)	48.5%	48.8%	48.8%
Average Age % (Female)	51.5%	51.2%	51.2%

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,254	43,777	145,733
# of person per HH	2.7	2.7	2.5
Average HH income	\$ 77,993	\$ 84,513	\$ 80,959

*Demographics dated derived from 2010 US Census - projection-ARGIS

TRAFFIC COUNTS		
E Kenosha	East	16,300
E Kenosha	West	25,700
Broken Arrow Expressway	Northwest	62,400
Broken Arrow Expressway	Southeast	45,200

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