



OFFERING SUMMARY

Sale Price:	\$4,000,000
Building Size:	108,449 SF
Lot Size:	9.88 Acres
Price / SF:	\$36.88
Year Built:	1986
Renovated:	2017

04212020

PROPERTY OVERVIEW

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

This building is well maintained and located on the commercial corridor in Broken Arrow, a suburb of Tulsa, Oklahoma.

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

PROPERTY HIGHLIGHTS

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

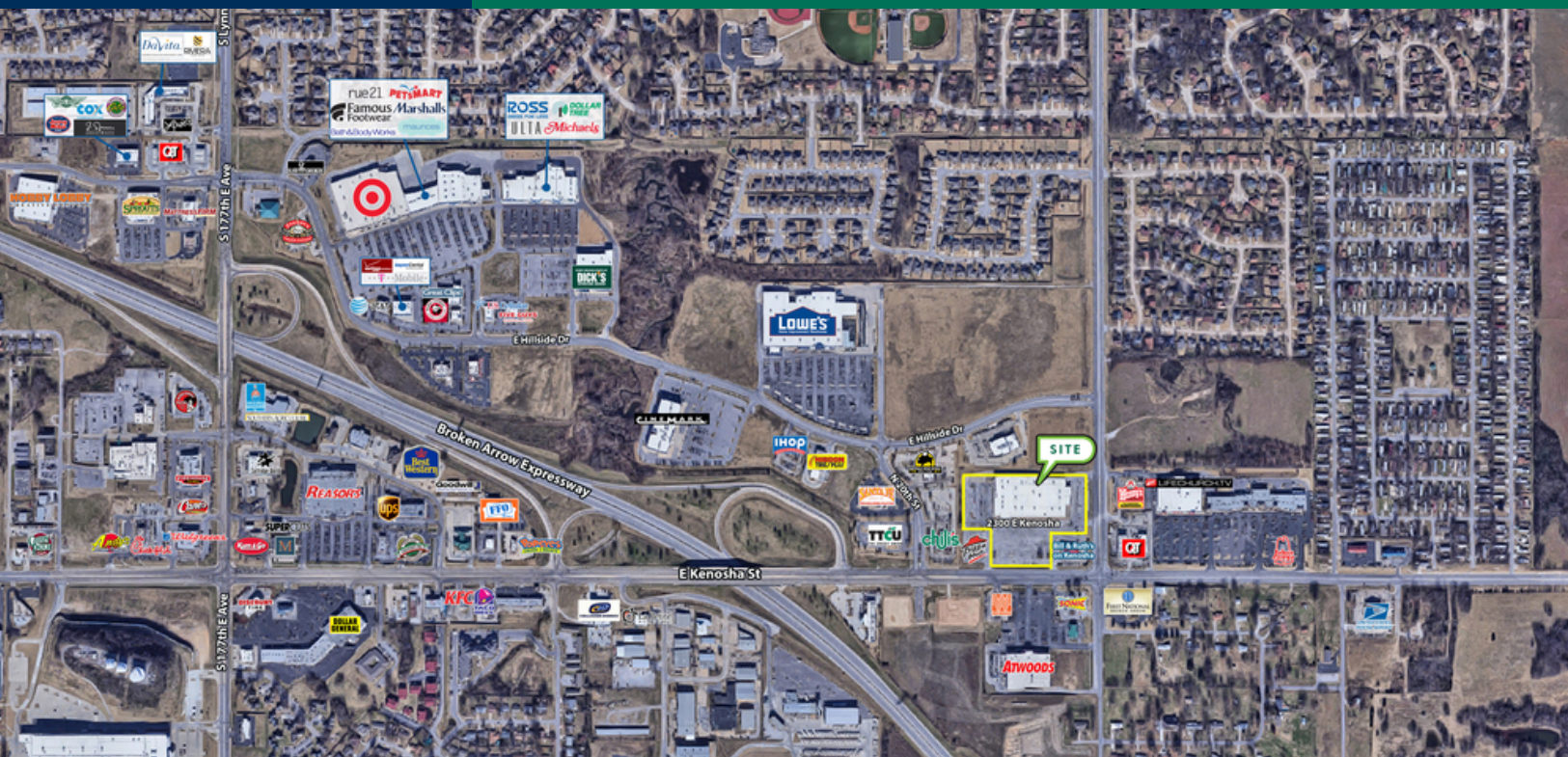
KARLEEN KRYWUCKI
405.843.7474
kkrywucki@pricedwards.com
pricedwards.com



KARLEEN KRYWUCKI
405.843.7474
kkrywucki@pricedwards.com
pricedwards.com



KARLEEN KRYWUCKI
405.843.7474
kkrywucki@pricedwards.com
pricedwards.com



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

KARLEEN KRYWUCKI
405.843.7474
kkrywucki@pricedwards.com
pricedwards.com