

OFFICE - RETAIL SPACE FOR LEASE

400 S. Elm Place, Broken Arrow, OK

BAUER
& ASSOCIATES
REALTORS®



PROPERTY HIGHLIGHTS

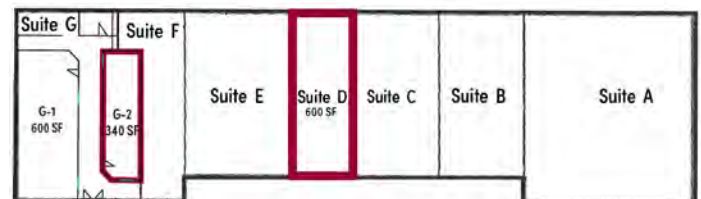
- **SPACES AVAILABLE:** SUITE D (600 SF)
SUITE G-2 (340 SF)
- 25,960 VEHICLES PER DAY ALONG SOUTH ELM PLACE
- CONVENIENT FRONT-DOOR CUSTOMER PARKING
- QUICK ACCESS TO HWY 51/BA EXPRESSWAY
- MINUTES FROM BROKEN ARROW'S ROSE DISTRICT
- ESTABLISHED RETAIL AND SERVICE BUSINESSES NEARBY
- MORE THAN 85,000 RESIDENTS WITHIN A 10-MINUTE DRIVE
- AVERAGE HOUSEHOLD INCOME OF MORE THAN \$100,000 WITHIN 10 MINUTES



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	19,194	87,202	258,393
TOTAL HOUSEHOLDS	7,355	33,706	102,335
TOTAL POPULATION	18,513	85,878	260,300
AVERAGE HH SIZE	2.48	2.52	2.52
AVERAGE HH INCOME	\$84,372	\$100,613	\$92,917

DEMOGRAPHICS - SOURCE: ESRI 2025



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"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

SHEILA COOPER

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W. El Paso St.

SPACE FOR LEASE!
400 S. Elm Pl. - BA



12,883 VPD

25,960 VPD

S. Elm Place (S. 161st E. Ave.)



W. Houston Street (E. 81st Street)



NEARBY BUSINESSES

CHURCH'S CHICKEN

CATRINA FRESH MEX

STATE FARM INSURANCE

CONEY DEPOT

WALGREENS

FARMERS INSURANCE

DUFFY'S RESTAURANT

DOLLAR GENERAL

TRAFFIC COUNT

25,960 Vehicles per day

12,883 Vehicles per day

INCOG 2025

S. Elm Place

W. Houston St.

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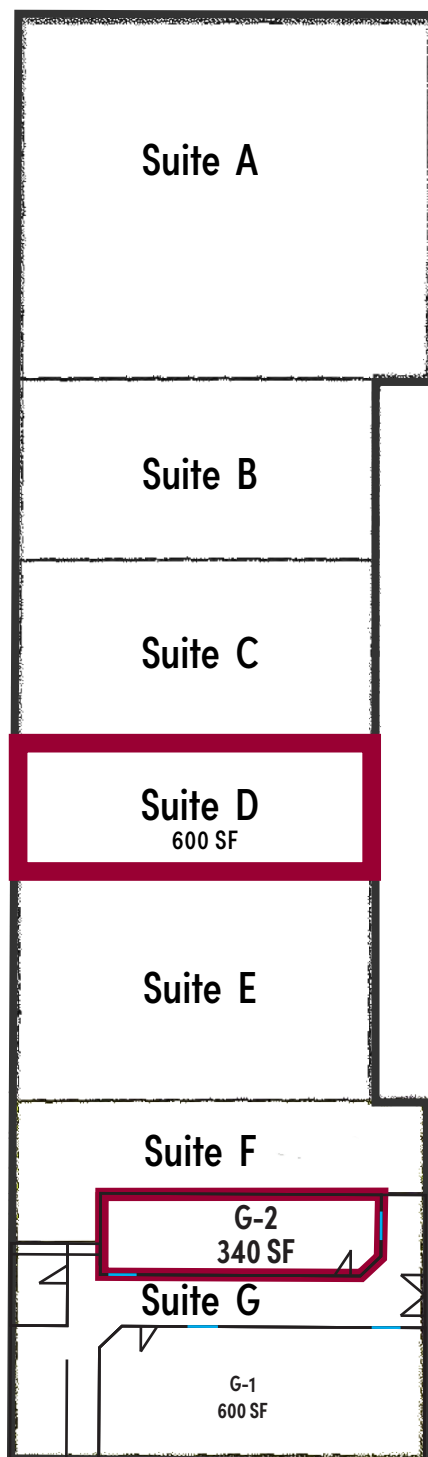
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Suites A - G



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