

Retail/Flex For Lease

315 N Aspen Ave

Broken Arrow, OK 74102

WIGGIN
PROPERTIES, LLC



Retail/Flex for Lease

315 N Aspen Ave

Lease Rate: \$12 psf +Utilities

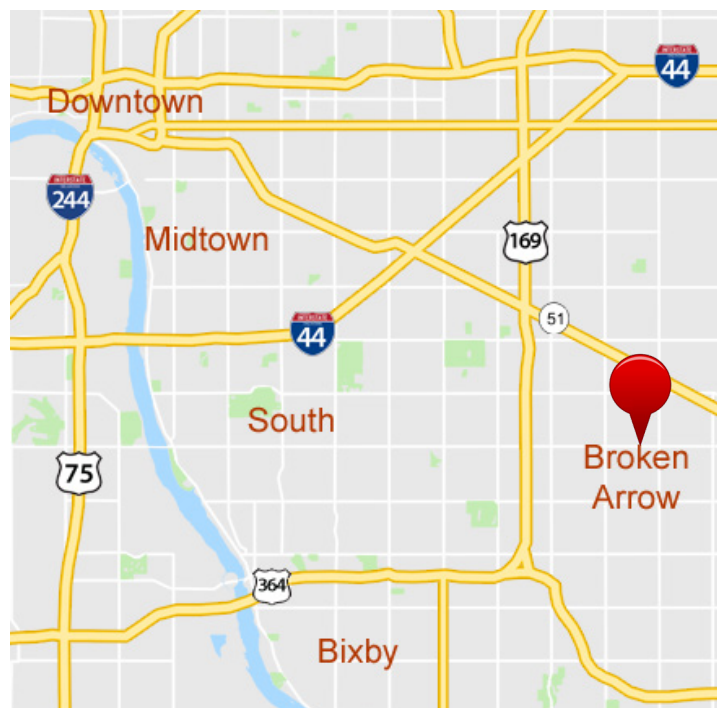
Available SF: 3,700 SF

Highlights:

- Excellent visibility from N Aspen Ave / 145th St
- Excellent traffic counts
- 1,998 SF Storefront
- 1,702 SF Warehouse
- 2 overhead doors (10'x10' & 10'x12')

Demographics

2024	1 Mile	3 Miles	5 Miles
Population	9,293	68,305	186,859
Average HH Income	\$82,997	\$92,320	\$88,233
Households	3,495	26,251	72,724



Traffic Counts

Street	VPD
N Aspen Ave	27,709
E 71st St	27,554

Vicki Patterson, CCIM 918.519.6731 | Erica Cunningham 918.829.5754

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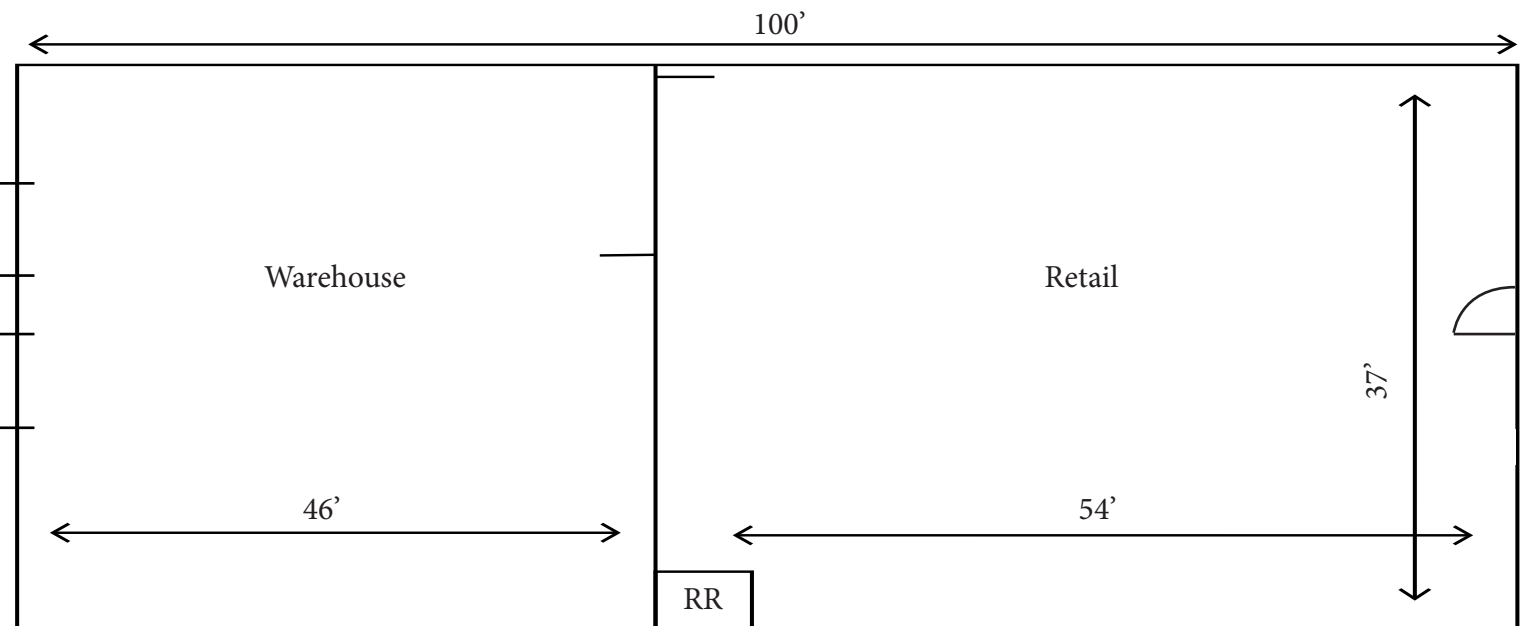
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