

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This newly built retail center on W Kenosha in Broken Arrow offers modern construction, excellent visibility, and a prime position in one of the metro's most active retail corridors. Featuring ample parking and new HVAC units installed in every space, the property delivers a turnkey experience for tenants seeking immediate occupancy. Each suite includes tape-textured and floated walls, built-out restrooms, dropped ceilings, and new flooring, providing a clean and polished interior finish suitable for a variety of retail or service uses. The building totals 8,000 SF with available spaces ranging from 1,500 to 3,000 SF, offering flexibility for both small operators and multi-suite users. Situated on a 55,125 SF lot, the center benefits from strong positioning along W Kenosha with close proximity to major national retailers including Walmart, Aldi, Starbucks, McAlister's, and Panera Bread. The surrounding trade area boasts exceptional demographics, with more than 221,000 residents within five miles and average household incomes exceeding \$92,000. The property's modern design and high-quality finishes make it ideal for retail, restaurant, medical, and professional service tenants seeking a polished environment. With strong co-tenancy, high traffic counts, and immediate move-in readiness, this center offers an exceptional leasing opportunity in one of the fastest-growing submarkets in the Tulsa metro.

## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	4
Available SF:	1,500 - 3,000 SF
Max Cont.:	3,000 SF
Lot Size:	55,125 SF
Building Size:	8,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,869	29,921	86,782
Total Population	7,906	76,134	221,078
Average HH Income	\$105,140	\$98,785	\$92,762

## CHANDLER MOREAU

Owner / Managing Broker

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## RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

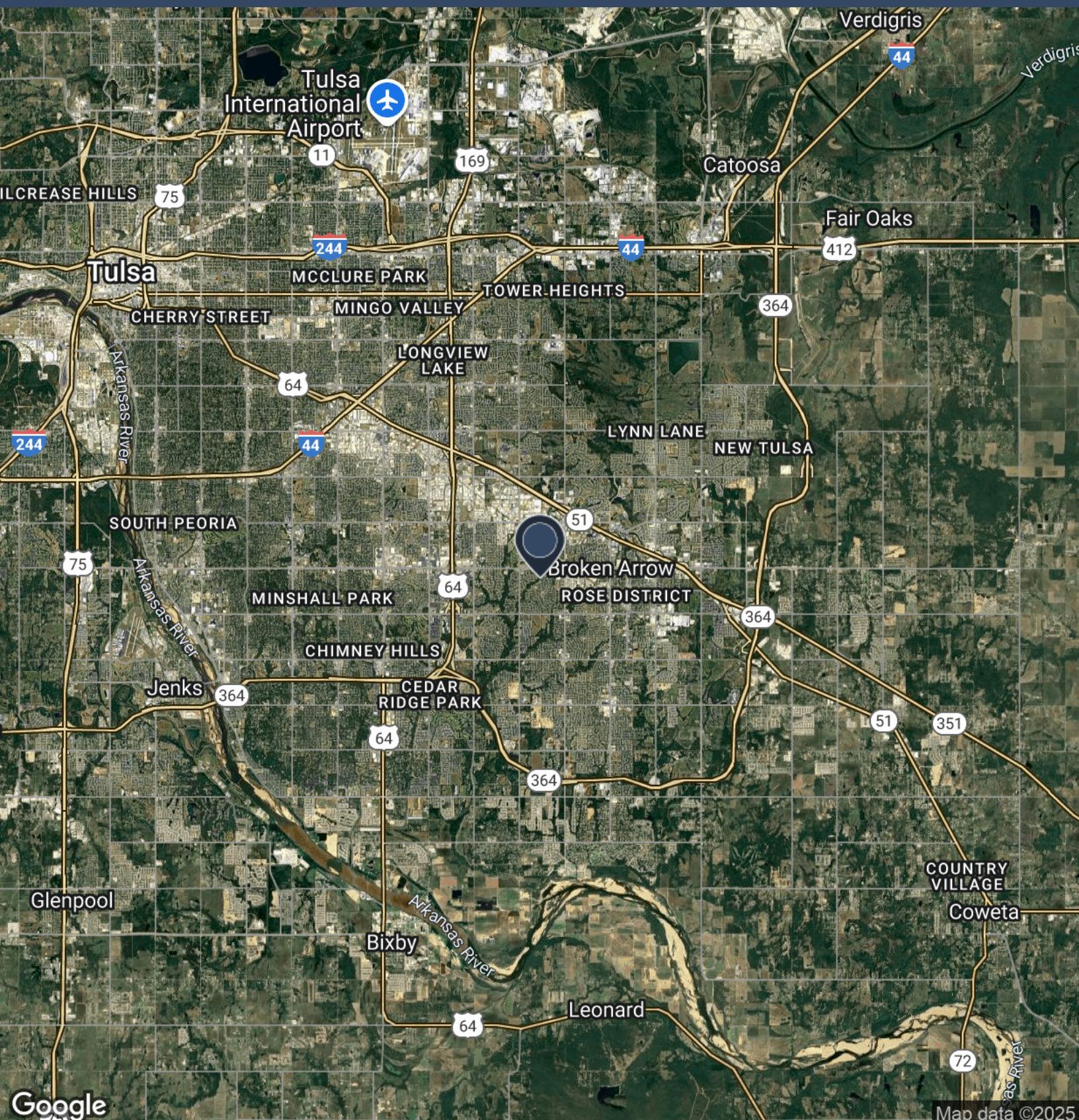
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# LOCATION MAP



Map data ©2025

Google

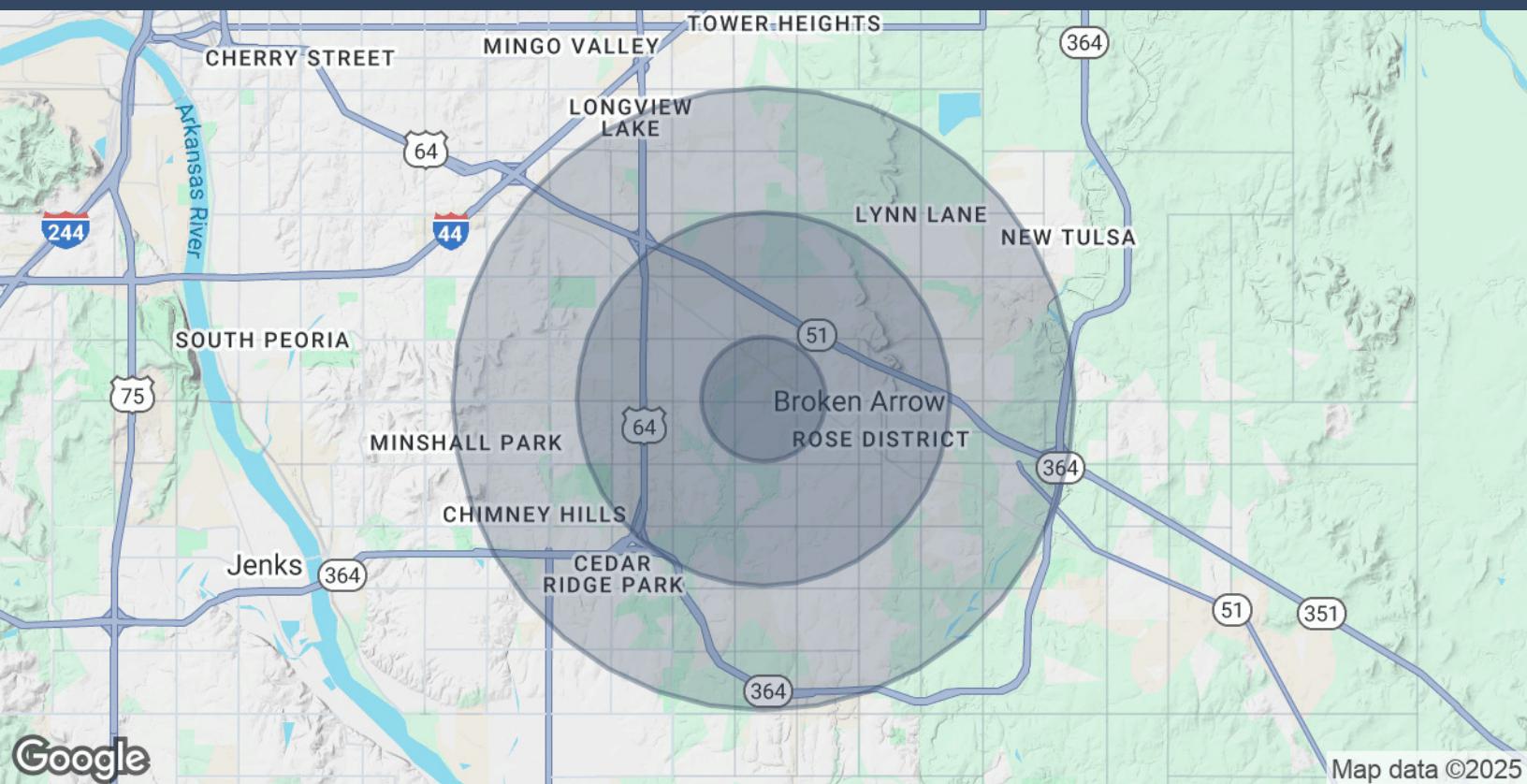
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,906	76,134	221,078
Average Age	40	39	39
Average Age (Male)	39	38	37
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,869	29,921	86,782
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$105,140	\$98,785	\$92,762
Average House Value	\$229,466	\$250,027	\$245,529

Demographics data derived from AlphaMap

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