

# VANDEVER ACRES SHOPPING CENTER

## 732 W NEW ORLEANS ST, BROKEN ARROW, OK 74012



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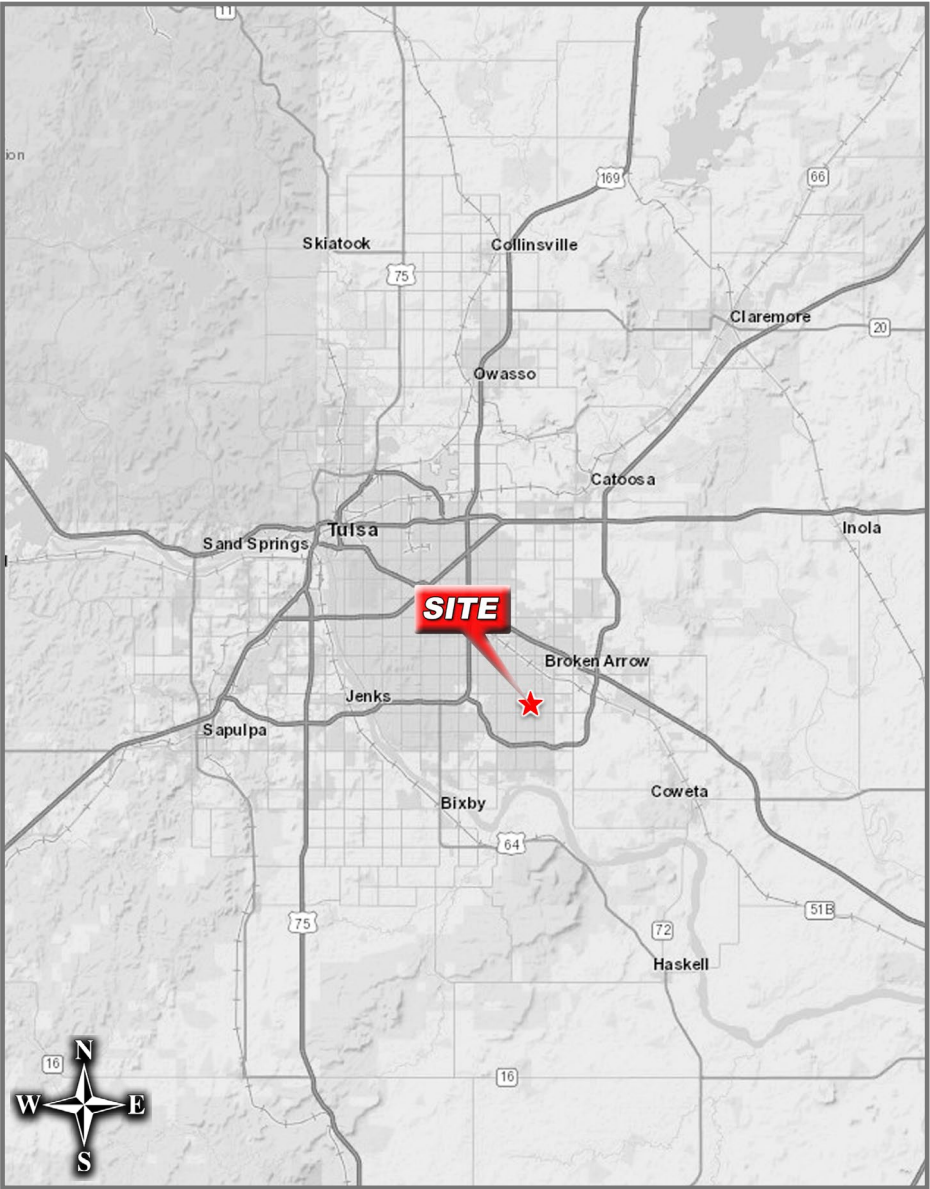
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**RETAIL SITE GROUP, LLC**  
2932 NW 122ND STREET, STE 7  
OKLAHOMA CITY, OK 73120



# 732 W NEW ORLEANS ST, BROKEN ARROW, OK 74012 - OVERVIEW



### Property Details & Highlights

- Suite 128
  - 2,000 SF Available
  - \$16/sf + NNN
- Prime location along W New Orleans St (101st St) in Broken Arrow
- Part of the established Vandever Acres Shopping Center
- ±49,742 SF multi-tenant retail center
- Strong visibility and easy access from a major east-west corridor
- Surrounded by dense residential neighborhoods and complementary retail

### Traffic Counts

- W New Orleans St (101st St): 14,500 VPD (ODOT '23)
- Elm Pl: 22,300 VPD (ODOT '23)

### Demographic Snapshot - 1-3-5 Mile Radius Rings

|         | 2025 POP. | DAYTIME POP. | AVG HH INCOME |
|---------|-----------|--------------|---------------|
| 1 Mile  | 11,694    | 9,234        | \$89,398      |
| 3 Miles | 62,879    | 50,970       | \$106,802     |
| 5 Miles | 140,779   | 129,684      | \$113,273     |



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# 732 W NEW ORLEANS ST, BROKEN ARROW, OK 74012 - PROPERTY PHOTOS



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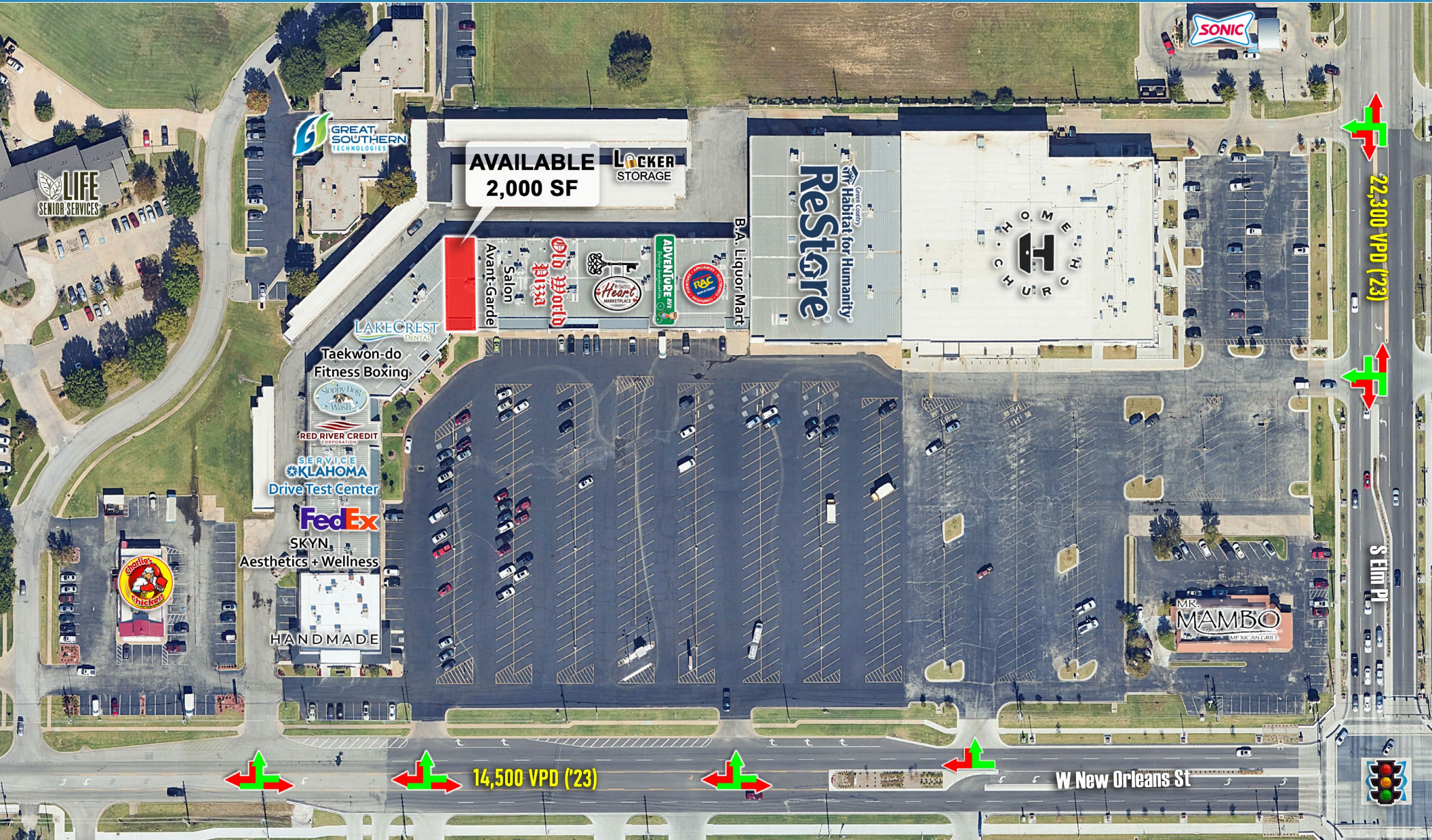
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# 732 W NEW ORLEANS ST, BROKEN ARROW, OK 74012 - SITE AERIAL



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# 732 W NEW ORLEANS ST, BROKEN ARROW, OK 74012 - RETAIL AERIAL



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