

FOR LEASE: Anchor Space & Medical Office Space

THE SHOPS AT ADAMS ROAD | 400-540 E. Plaza Court, Sand Springs, OK

BAUER
& ASSOCIATES
REALTORS®



PROPERTY HIGHLIGHTS

- VACANT ANCHOR SPACE AVAILABLE: 32,849 SF
- MEDICAL OFFICE AVAILABLE: 3,383 SF
- OTHER RETAIL SPACE AVAILABLE: 7,340 SF
- LEASABLE AREA: 98,598 SF
- REMAINING 62,366 SF LEASED
- PARKING LOT PAD SITE DEVELOPMENT POSSIBLE
- EXCELLENT EXPOSURE TO HWY 51/HWY 412
(SAND SPRINGS EXPRESSWAY/KEYSTONE EXPRESSWAY)
- ABUNDANT PARKING
- PROFESSIONALLY MANAGED

CONTACT:

GROVER BAUER, CCIM, SIOR

Office: 918-665-1210

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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

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NEARBY BUSINESSES

HARBOR FREIGHT

WALMART SUPERCENTER

BANK OF OKLAHOMA

SKATES ROLLERTAINMENT

HOLIDAY INN EXPRESS

ASCENSION ST. JOHN URGENT CARE

MCDONALD'S

QUIKTRIP

ADVANCED AUTO PARTS

ATWOODS

DOLLAR TREE



2025 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	5,152	20,030	38,147
Households	2,051	7,968	15,262
Average HH Income	\$80,138	\$89,902	\$86,709



Traffic Count

INCOG 2024

40,009 Vehicles per day

Hwy 51/Hwy 412

4,548 Vehicles per day

E. 2nd Street



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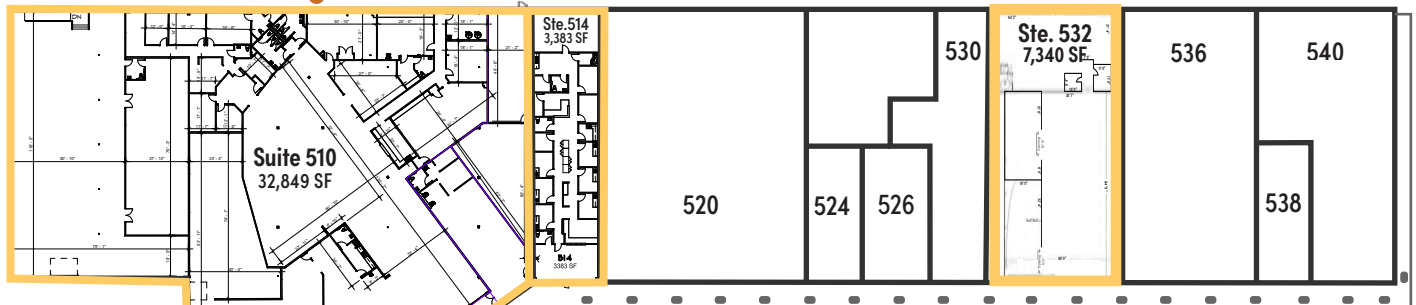
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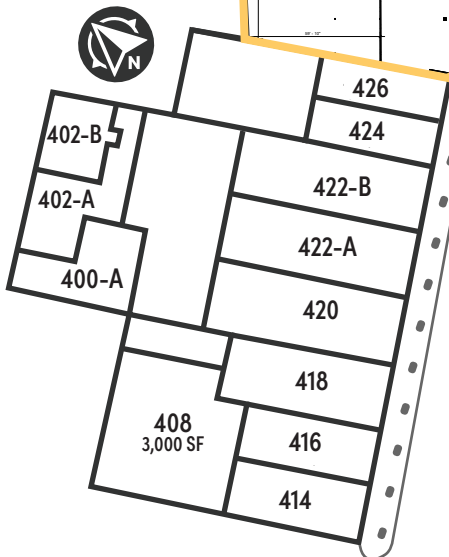
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Current Configuration



MEDICAL OFFICE

RETAIL / OFFICE



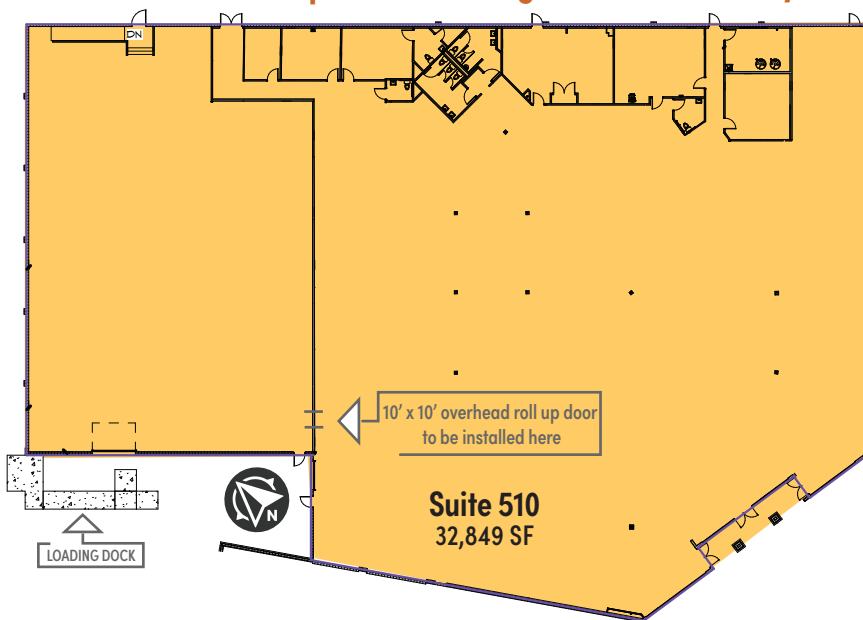
SUITE 510 (32,849 sf)
ANCHOR SPACE AVAILABLE!

SUITE 514 (3,383 sf)
MEDICAL OFFICE AVAILABLE!

SUITE 532 (7,340 sf)
RETAIL/OFFICE AVAILABLE!

SUITE	TENANT
400-A	Amped Up
402-A	Super Donut
402-B	Edward Jones
408	Mazzio's Pizza
414	Sand Springs Tag Agency
416	Farmers Insurance
418	Elite Fitness
420	Maple Law
422-A	Excel Therapy
422-B	State Beauty Supply of OK
424	Jackson Hewitt

One Anchor Space Re-Configuration Possibility



SUITE	TENANT
426	Metro by T-Mobile
510	VACANT ANCHOR SPACE
514	AVAILABLE MEDICAL OFFICE
520	Dollar General
524	Vapor Maven
526	Security Finance of OK
530	Spring Dental
532	AVAILABLE RETAIL/OFFICE
536	El Patron Cocina Mexicana
538	Pro Nails
540	Spoon Drug

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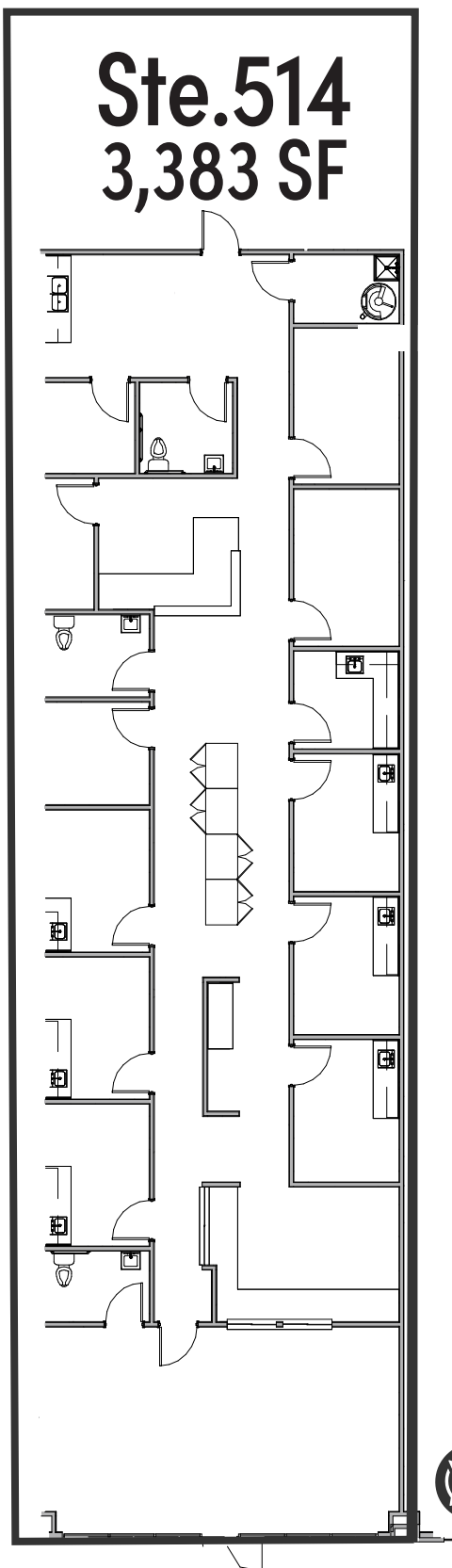
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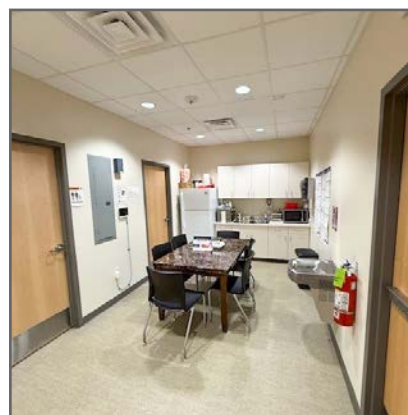
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Ste.514
3,383 SF



**DEVELOPED FOR A
MEDICAL OFFICE**

**Existing Floor Plan
SUITE 514 (3,383 sf)**



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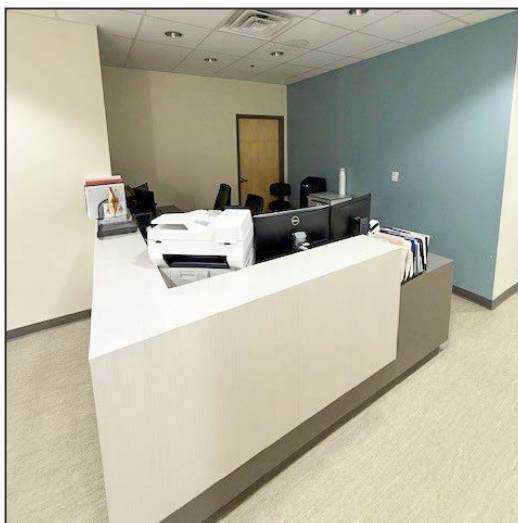
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SUITE 514 MEDICAL OFFICE



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SAND SPRINGS, OK

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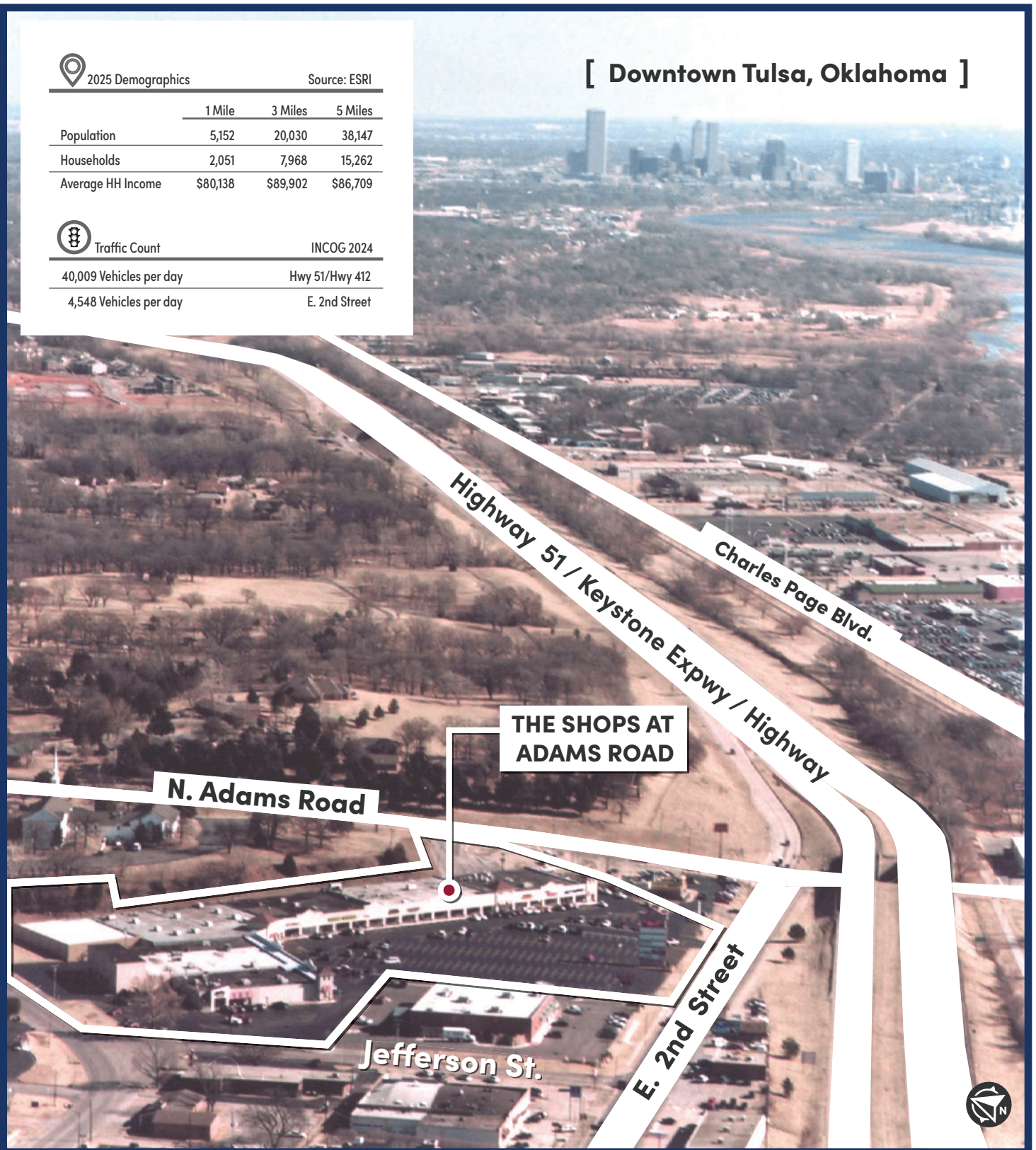
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E. 2nd Street

[Downtown Tulsa, Oklahoma]



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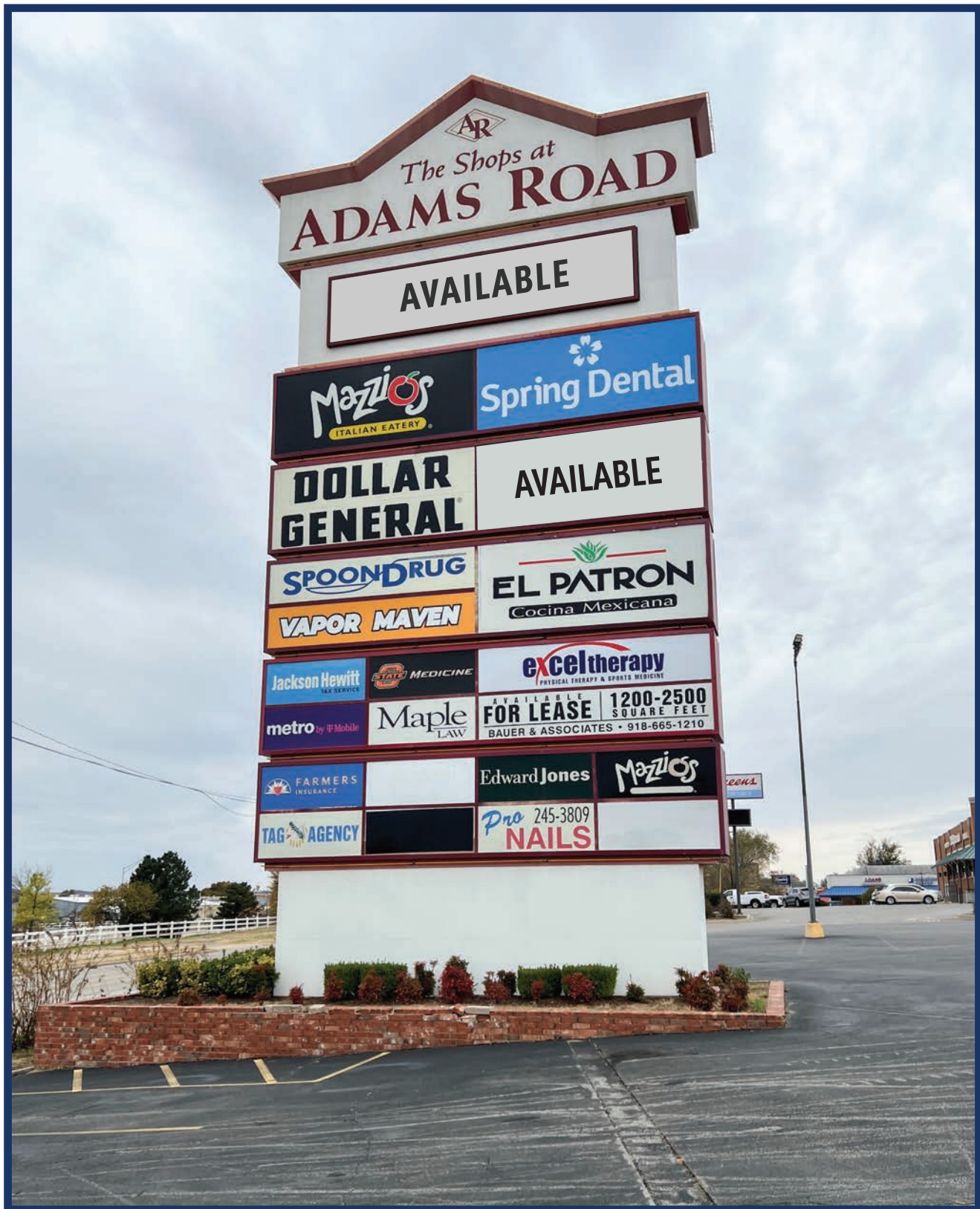
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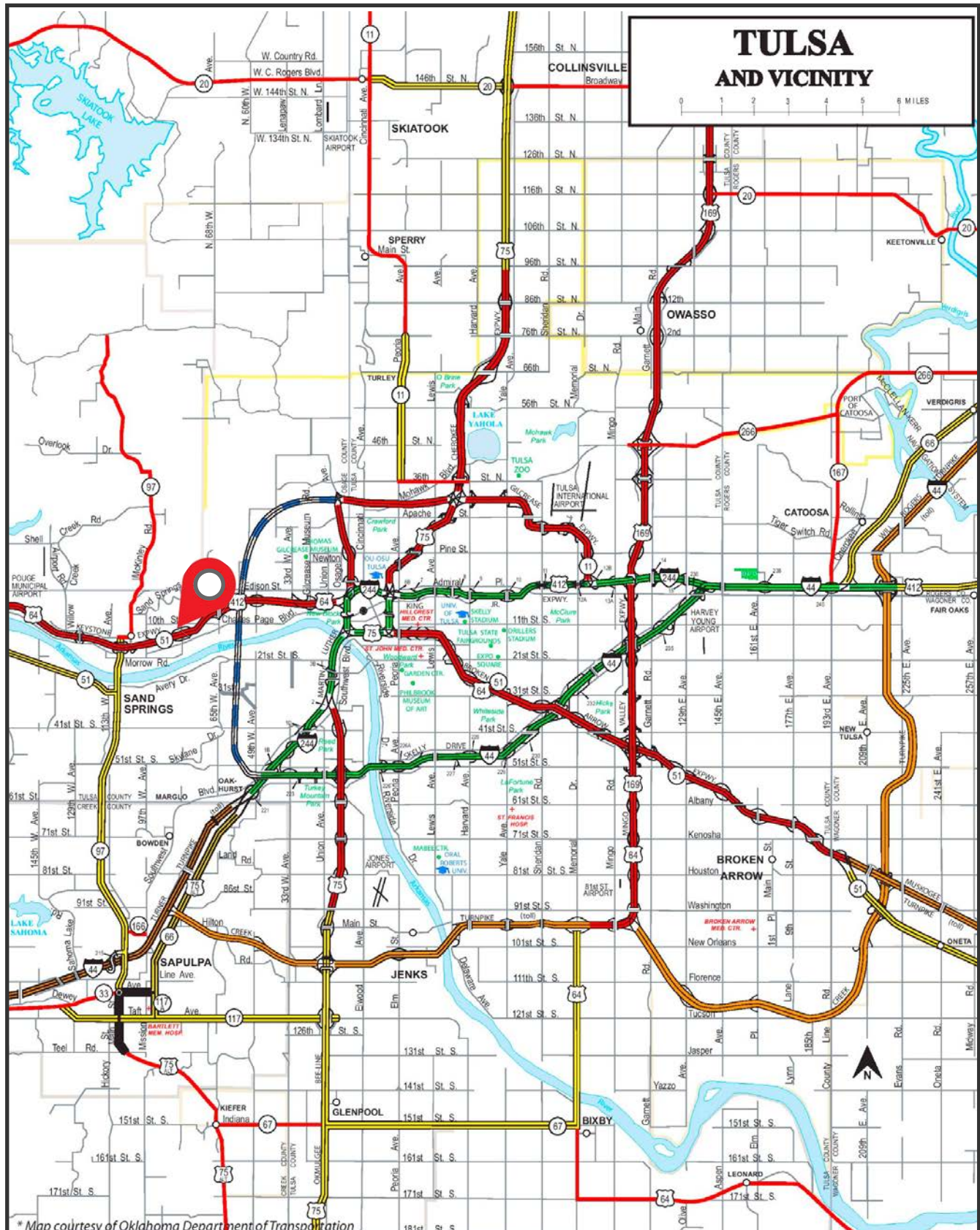
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* Map courtesy of Oklahoma Department of Transportation

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