



Multi-Purpose Property

2301 NORTH ASPEN AVENUE
BROKEN ARROW, OK 74012

For Lease

CBRE

Property Overview



Size
2,400± SF



Site
2± Acres



Parking
Fully Paved



Floor Plan
Flexible Floor Plan Options



Year Built
1994



Zoning
CH

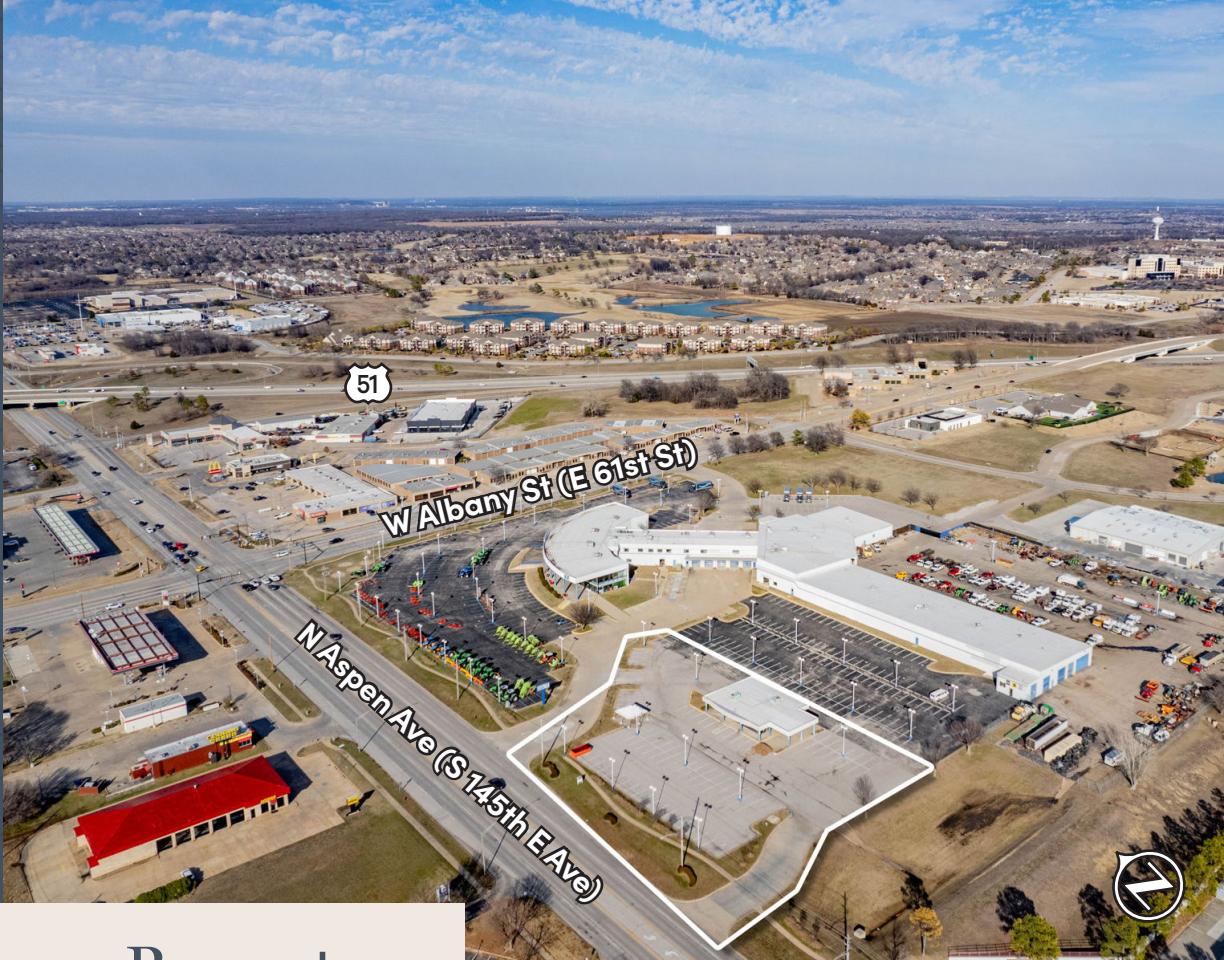
Nearby businesses include RL Hudson, Maverick Machinery, Broken Arrow Powder Coating, APC Veterinary Hospital, Stone Mill BBQ & Firefly Pediatric Center.

Traffic Counts:

- 29,243 VPD - Aspen / 145th E Avenue
- 13,841 VPD - Albany / 61st Street



Great location with frontage on Aspen Ave (145th E Ave) and abundant parking. Potential uses include: used car lot, fast food, contractors.



Multi-Purpose Property

2301 NORTH ASPEN AVENUE
BROKEN ARROW, OK 74012

CONTACTS

TONY AARONSON
Senior Associate
+1 918 392 7257
tony.aaronson@cbre.com

DWAYNE FLYNN, SIOR, CCIM
Senior Vice President
+1 918 392 7249
dwayne.flynn@cbre.com

RYAN SHAFFER, SIOR, CCIM
First Vice President
+1 918 392 7203
ryan.shaffer@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.