

900 N Aspen

Broken Arrow, OK 74012



PROPERTY DESCRIPTION

Discover unparalleled potential at this prime commercial property located in Broken Arrow. Boasting a strategic location with high visibility and convenient access, the property offers an enticing opportunity for businesses seeking to establish a prominent presence. With modern architecture and versatile space, it is perfectly suited for retail or street retail tenants aiming to captivate and engage customers. The property's spacious layout, ample parking, and customizable interior create an ideal canvas for bringing ambitious business visions to life. Embrace the chance to elevate your brand in this dynamic community, where this exceptional property stands ready to accommodate your retail aspirations.

HIGHLIGHTS

- Sublease opportunity with drive-thru
- Excellent traffic counts
- Heart of Broken Arrow with multiple national tenants nearby
- Nearby multiple Broken Arrow School

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,823 SF
Land Area:	0.82 AC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,791	28,097	81,882
Total Population	7,466	72,826	212,789
Average HH Income	\$91,480	\$101,690	\$94,442

TRAFFIC COUNTS

N Aspen Ave	26,209 vpd (22')
E 71st St S	22,647 vpd (22')
E 8th St	23,447 vpd (22')

Vicki Patterson, CCIM

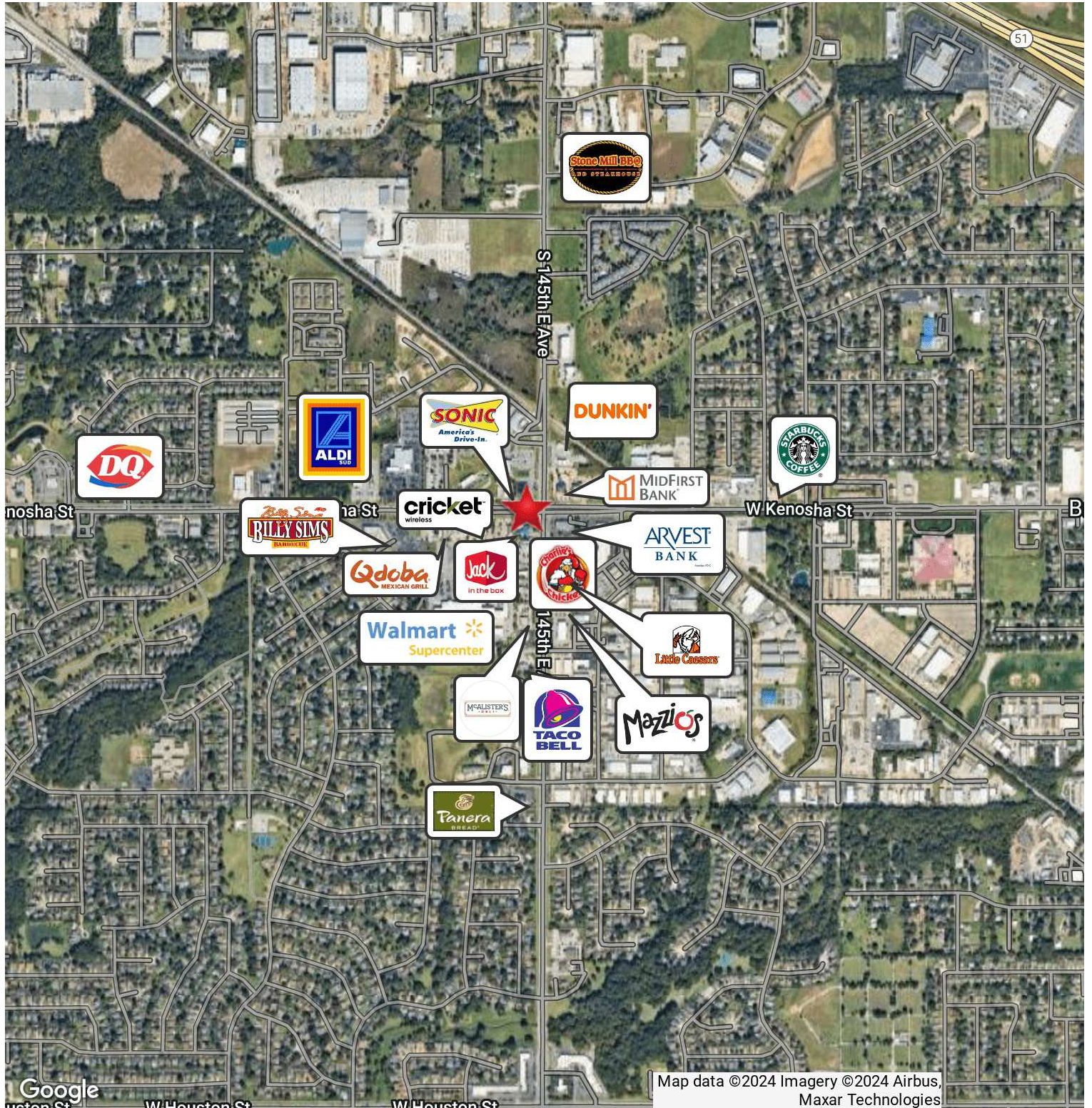
918.519.6731
vpatterson@wiggprop.com

Grant Stewart, CCIM

918.645.7679
gstewart@wiggprop.com

900 N Aspen

Broken Arrow, OK 74012



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

Vicki Patterson, CCIM

Grant Stewart, CCIM

918.519.6731

918.645.7679

vpaterson@wiginprop.com

gstewart@wiginprop.com