

FOR LEASE - NEW CONSTRUCTION
1021 N. Narcissus Avenue, Broken Arrow, OK



PROPERTY HIGHLIGHTS
Broken Arrow Space



SHEILA COOPER
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- OFFICE OR RETAIL COMMERCIAL NEIGHBORHOOD
- 2,381 SF AVAILABLE:
- ROSE DISTRICT & HILLSIDE DRIVE CLOSE BY
- 71st STREET VISIBILITY
- EASY HIGHWAY ACCESS
- STRONG TRADE AREA
- CONSISTENT DAYTIME FOOT TRAFFIC
- AVAILABLE IN EARLY 2025



Traffic Count

INCOG 2022

21,618 Vehicles per day

W. Kenosha St. (E. 71st St.)

25,735 Vehicles per day

N. Aspen Ave. (S. 145th E. Ave.)



2024 Demographics

Source: ESRI

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|-----------|----------|
| Population | 7,433 | 75,649 | 190,071 |
| Households | 2,929 | 28,981 | 73,966 |
| Average HH Income | \$84,925 | \$106,381 | \$96,209 |

BAUER & ASSOCIATES, REALTORS®
"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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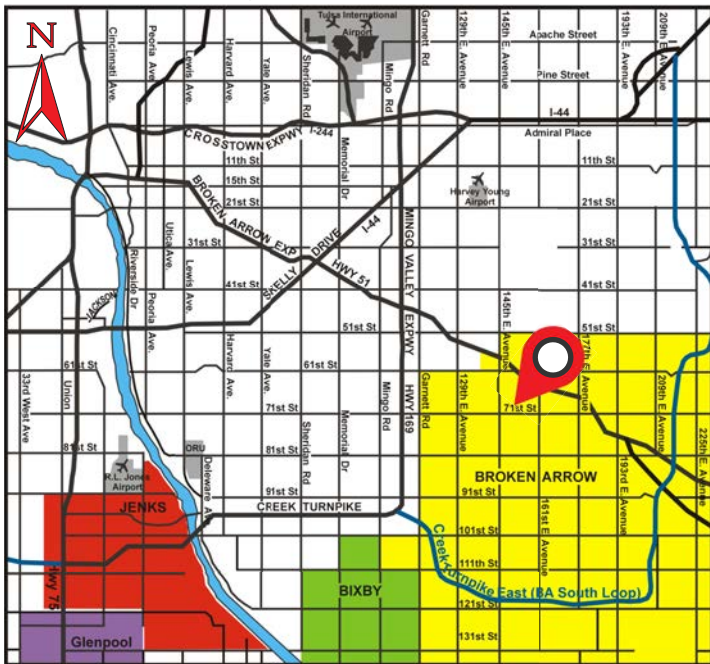
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Greater Tulsa Area Map



NEARBY BUSINESSES

- 50's DINER

- SUPERCUTS

- ARVEST BANK

- TWISTED SUGAR COOKIES

- SHANGHAI AVENUE SUPER BUFFET

- JACK IN THE BOX

- DUNKIN DONUTS

- WALMART
