

New Owasso Retail Development Now Pre Leasing

The Shops at Garrett Creek II

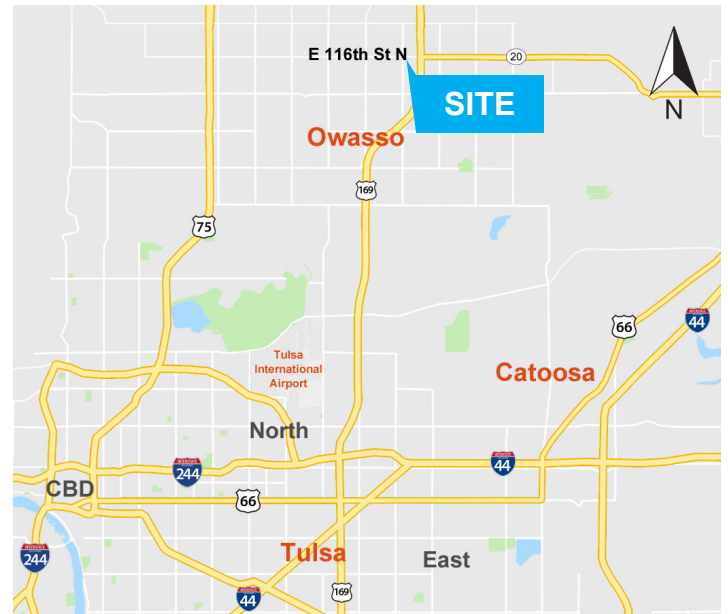
N 135th E Ave Owasso, OK 74021

WIGGIN
PROPERTIES, LLC
41 YEARS STRONG



Retail Space Pre-Leasing

Available SF:	±12,582 SF (plus covered patio)
Lease Rate:	Negotiable
Access:	N 135th Ave E
Parking:	Abundant Parking
Traffic Counts:	17,300 cpd ('20) E 116th St N 40,300 cpd ('20) Hwy 169
Traffic Generators:	Reasor's, Walgreens, McDonald's, Sonic, Burn Boot Camp, Pet Supplies Plus, On Demand Urgent Care, Utica Park Clinic, Braum's, Saint Francis Rehab



Call Grant Stewart, CCIM, or Vicki Patterson, CCIM at **918.935.2010**

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Demographics			
2023	1 Mile	3 Miles	5 Miles
Population	4,024	38,902	71,007
Average HH Income	\$99,616	\$102,656	\$99,833
Owner Occupied Units	1,384	14,195	26,446
Renter Occupied Units	229	2,718	6,223

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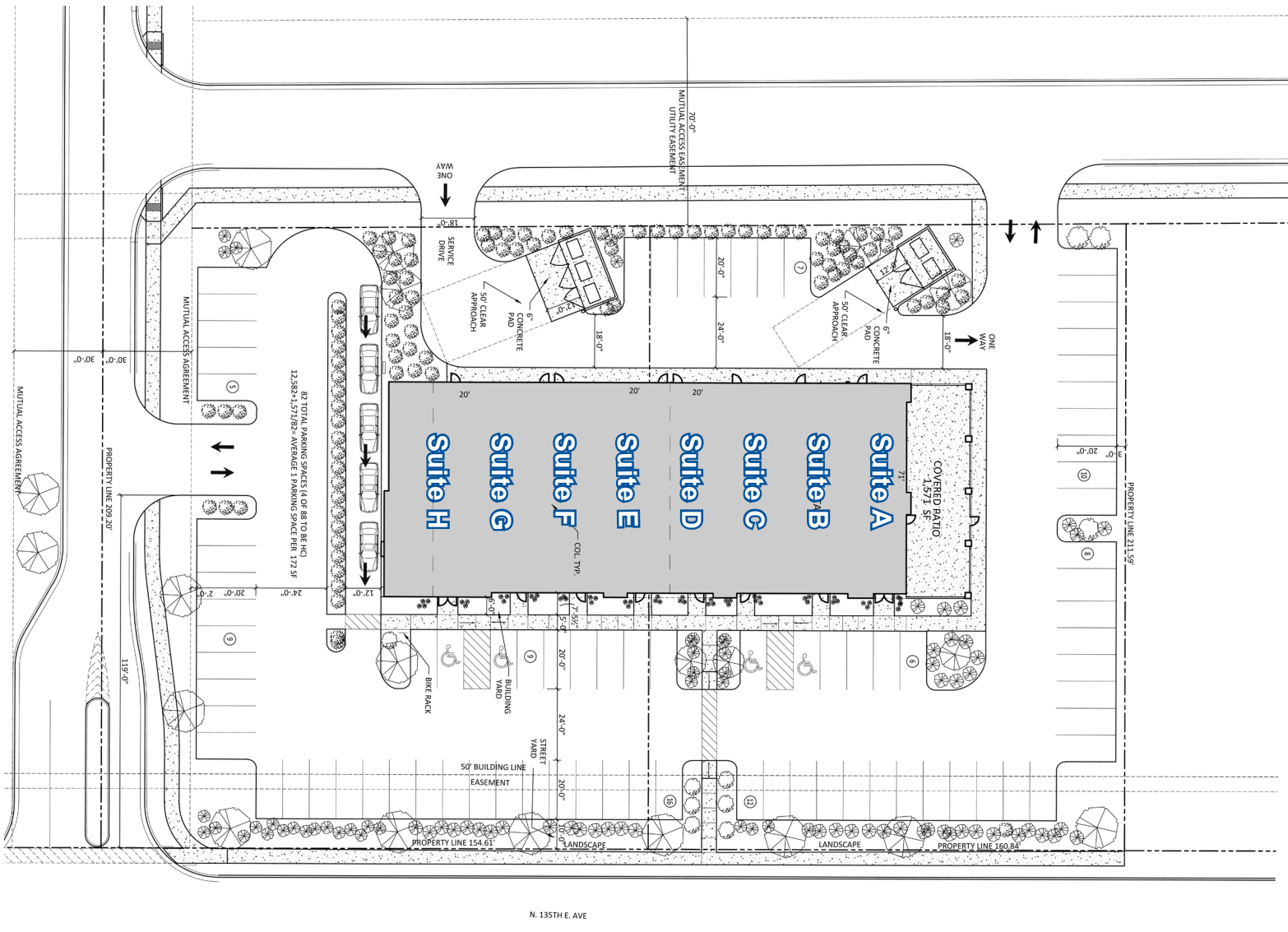
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Site Plan



Available Spaces (Pre-Leasing)*

- Suite A ±2,015 SF plus ±1,571 SF Covered Patio
- Suites B - G ±1,400 SF (each)
- Suite H ±2,015 SF (w/drive-thru)

*Spaces can be combined

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