

LOT 6 - ASPEN RIDGE MULTI TENANT RETAIL BUILDING



Property Description

Aspen Ridge of Broken Arrow is a regional grocery-anchored shopping center located in Broken Arrow, Oklahoma. The 60-acre mixed-use development will feature 150,000 square feet of retail shopping, restaurant, grocery, entertainment, and 170 residential apartments. The project is located immediate north of the Creek Turnpike and 145th East Ave. (Aspen) in south Broken Arrow. The center will be home to a local household name grocery operator, Reasor's, that will include 60,000 sq. ft. grocery store adjacent to retail shop space and restaurant parcels. Reasor's is scheduled to open during the 3rd/4th quarter of 2024. Area tenants include Walmart Super Center, Warren Theater, CVS Pharmacy and Starbucks.

Demographics	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	2,100	8,759	17,454
TOTAL POPULATION	5,266	23,161	46,359
AVERAGE HH INCOME	\$79,839	\$85,167	\$91,193

VIDEO

Property Highlights

- Now available for pre-leasing, under construction, delivery 1Q 2025
- Lot 6 - Grocery anchored multi-tenant retail building up to ±6,500 SF, Min divisible ±1,625 SF
- End cap Drive thru available up to ±2,500 SF
- 65 ft bay depth
- West Norfolk Drive is in place along with sidewalks
- Reasor's (grocery) now open
- New Class A multi-family development in planning stages for Lot 7/Block 1
- Easy access to the Creek Turnpike (37,309 VPD)
- Other area retailers include Walmart Supercenter, CVS Pharmacy, and Starbucks.
- Controlled traffic signal on Aspen (E 145th St)

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AT ASPEN CREEK

Lot 1
Block 1

655,659 Square Feet
15.142 Acres



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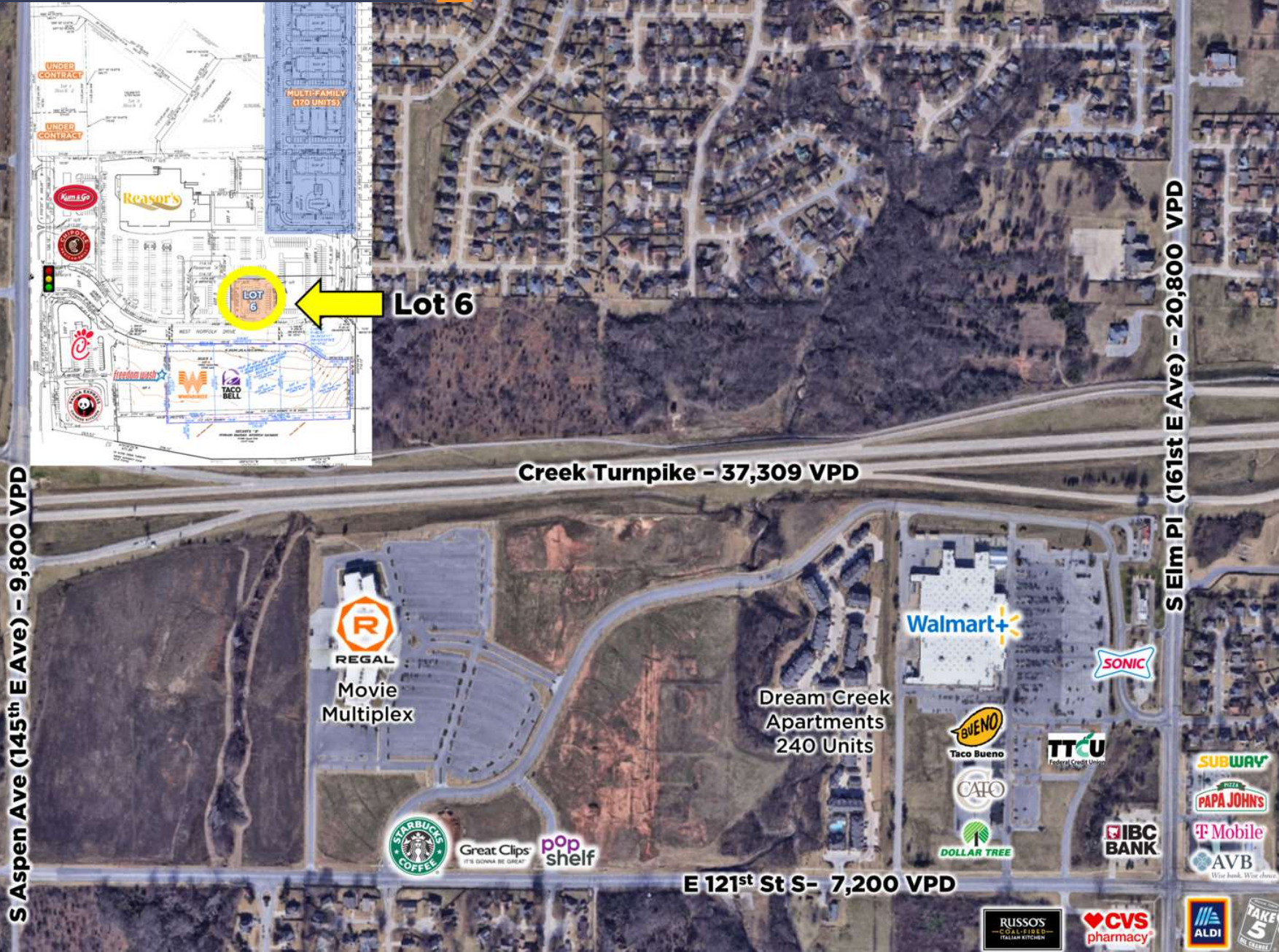
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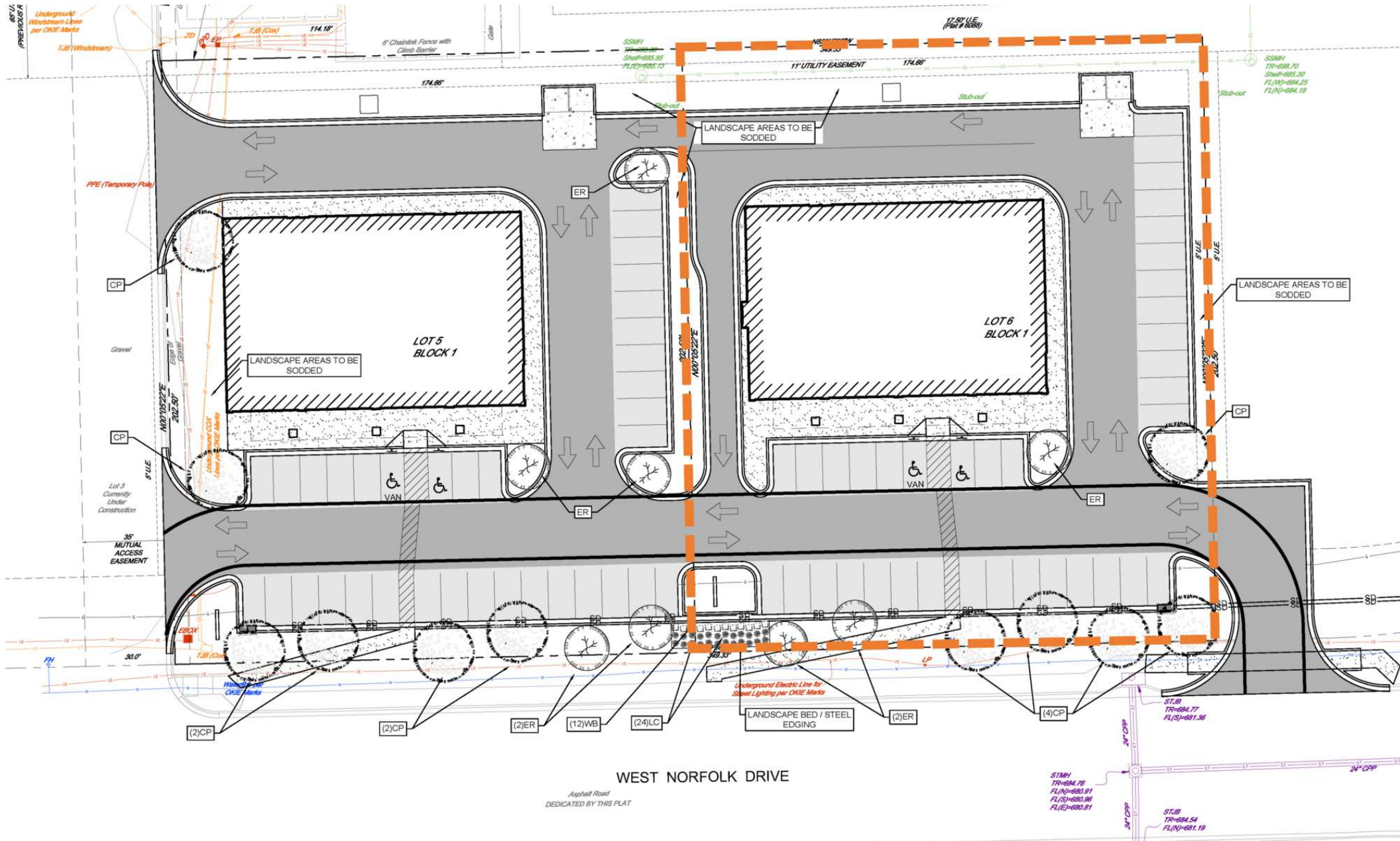
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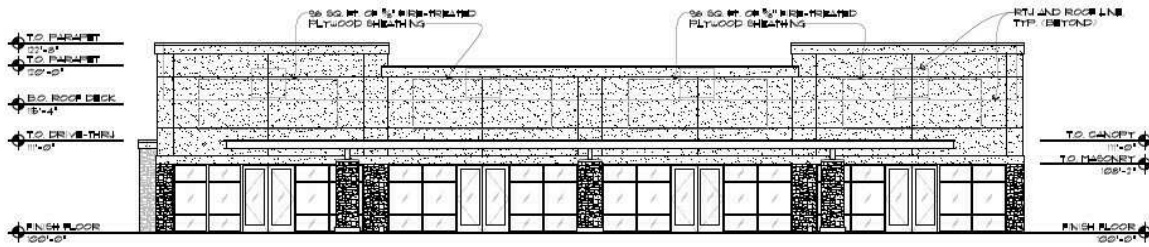
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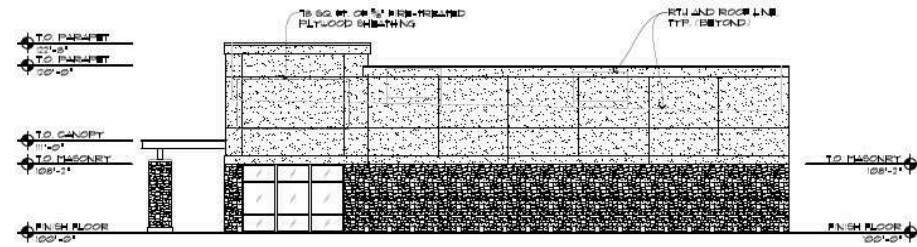
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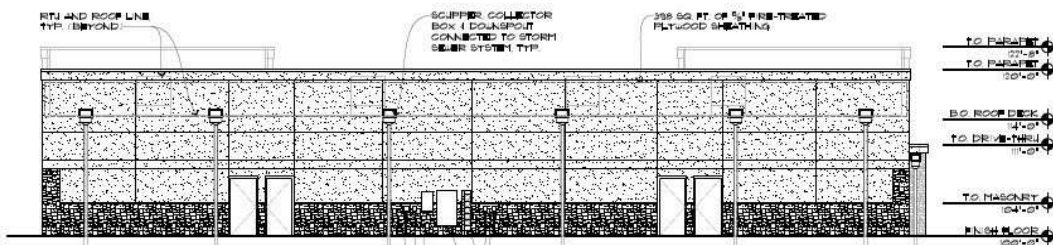
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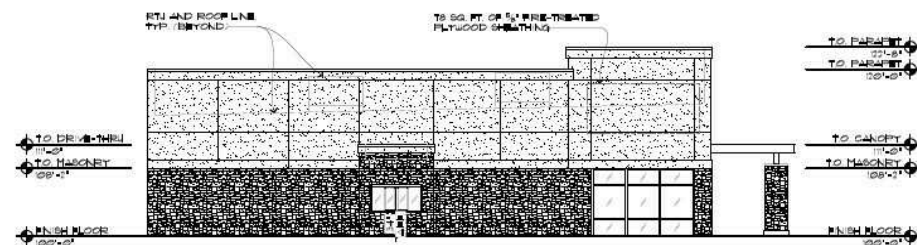
2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



5 WEST ELEVATION
1/8" = 1'-0"

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Population	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	5,266	23,161	46,359
AVERAGE AGE	36.9	35.6	36.4
AVERAGE AGE (MALE)	35.5	32.6	34.4
AVERAGE AGE (FEMALE)	39.1	38.5	38.5
Households & Income	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	2,100	8,759	17,454
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$79,839	\$85,167	\$91,193
AVERAGE HOUSE VALUE	\$171,164	\$176,927	\$193,970

2020 American Community Survey (ACS)



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