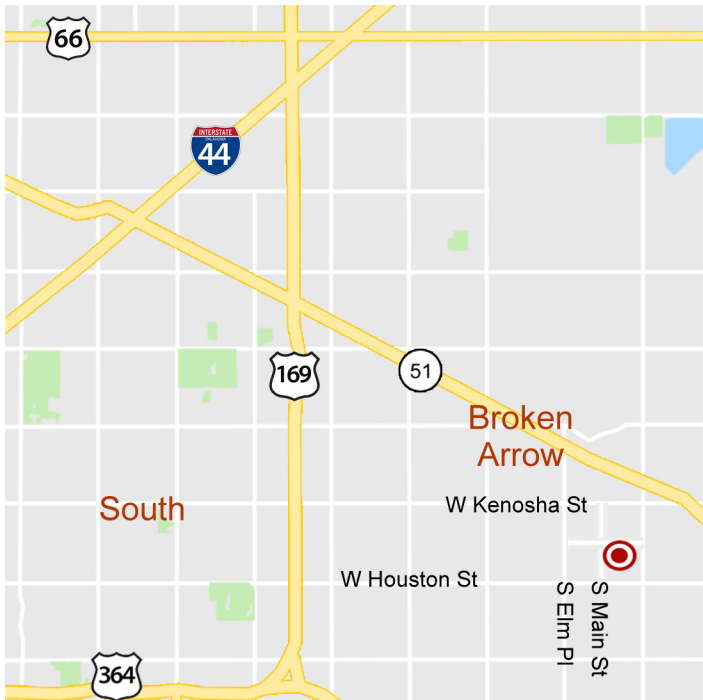


Rose District Retail for Lease

203 S Main St

Broken Arrow, OK 74012

WIGGIN
PROPERTIES, LLC



Rose District Space

For Lease

Available SF: ±2,455 SF

Lease Rate: Negotiable

Highlights:

- Highly visible retail location along Main Street in Broken Arrow's popular Rose District
- Prime location with mostly open layout perfect for many types of users
- Multiple retail & restaurants in immediate area
- Nearby public parking options
- Zoned DM (Commercial District)

Call Erica Cunningham **918.829.5754** or Vicki Patterson at **918.519.6731**

ecunningham@wigginprop.com | vpatterson@wigginprop.com | wigginprop.com

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Demographics

2024	1 Mile	3 Miles	5 Miles
Population	7,891	64,767	149,384
Average HH Income	\$69,105	\$89,282	\$92,020
Households	3,304	24,838	57,834

Traffic Counts

6,388 cpd ('25) S Main St

9,586 cpd ('25) W Houston St

26,344 cpd ('25) S Elm Pl/S 161st E Ave

85,860 cpd ('25) Broken Arrow Expressway

22,837 cpd ('25) E Kenosha St



The Rose District, a collaborative public/private partnership, is downtown Broken Arrow's arts and entertainment district located on Main Street in the heart of Broken Arrow. The 100-year old historical downtown in Broken Arrow has been given new life with this collaboration.

Community leaders sought to create a downtown district that would provide a pedestrian friendly atmosphere, unique dining experiences, and boutique shopping that would draw residents and visitors alike.



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