

LOT 5 - 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.

Demographics

	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	2,343	11,421	20,360
TOTAL POPULATION	5,848	30,284	54,634
AVERAGE HH INCOME	\$90,004	\$99,663	\$107,907

VIDEO

Property Highlights

- Now available for pre-leasing, under construction, delivery 1Q 2025
- Lot 5 - Grocery anchored multi-tenant retail building up to ±6,500 SF, Min divisible ±1,625 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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S Aspen Ave (145th E Ave) - 9,800 VPD

Creek Turnpike - 37,309 VPD

S Elm PI (161st E Ave) - 20,800 VPD

**REGAL
Movie
Multiplex**

**Dream Creek
Apartments
240 Units**

Walmart+

SONIC

TACO BUENO

TTCU
Federal Credit Union

SUBWAY

**STARBUCKS
COFFEE**

Great Clips
IT'S GONNA BE GREAT

pop shelf

CAJO

PAPA JOHN'S

DOLLAR TREE

IBC BANK

T Mobile

E 121st St S- 7,200 VPD

AVB
We bank. We cheer.

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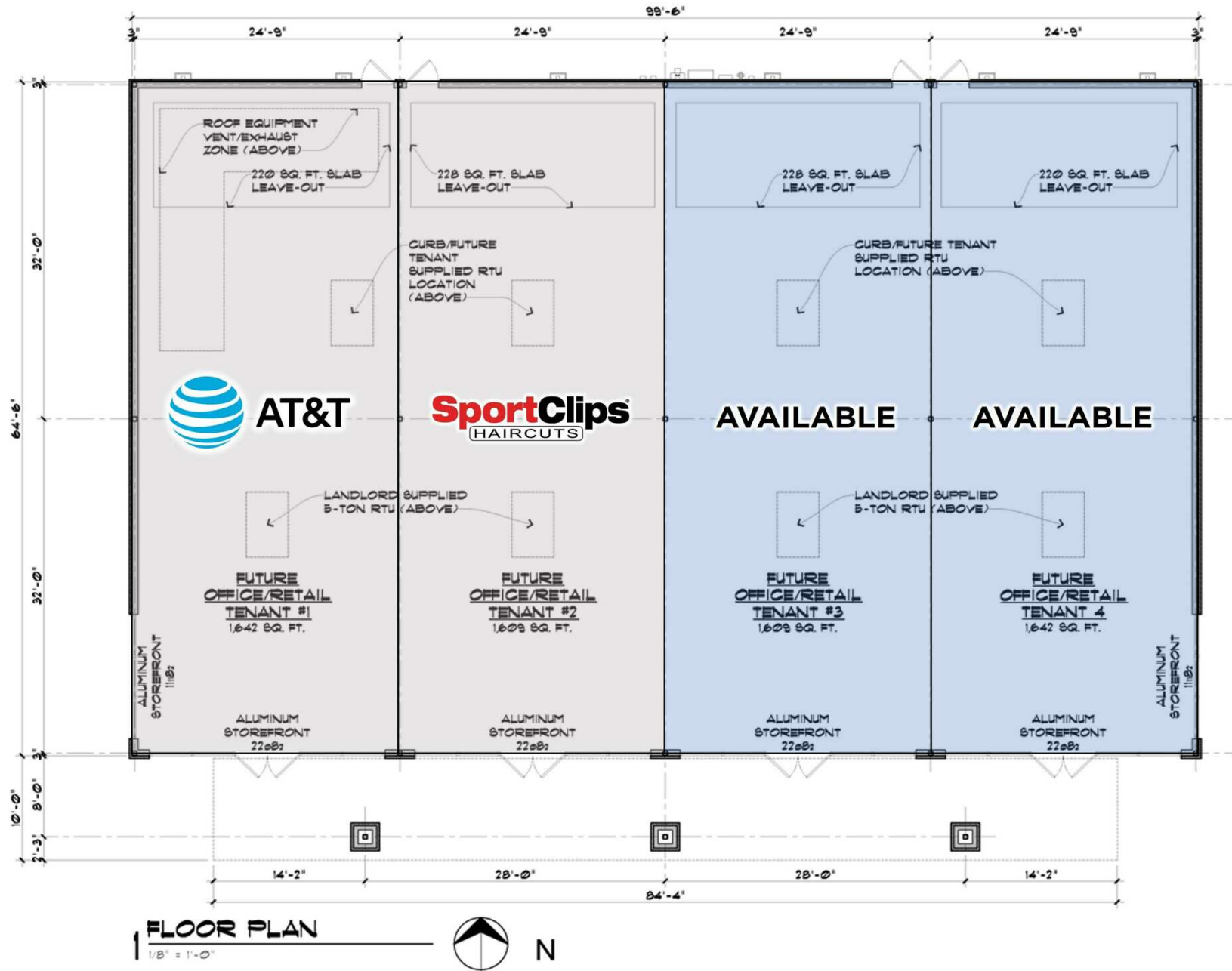
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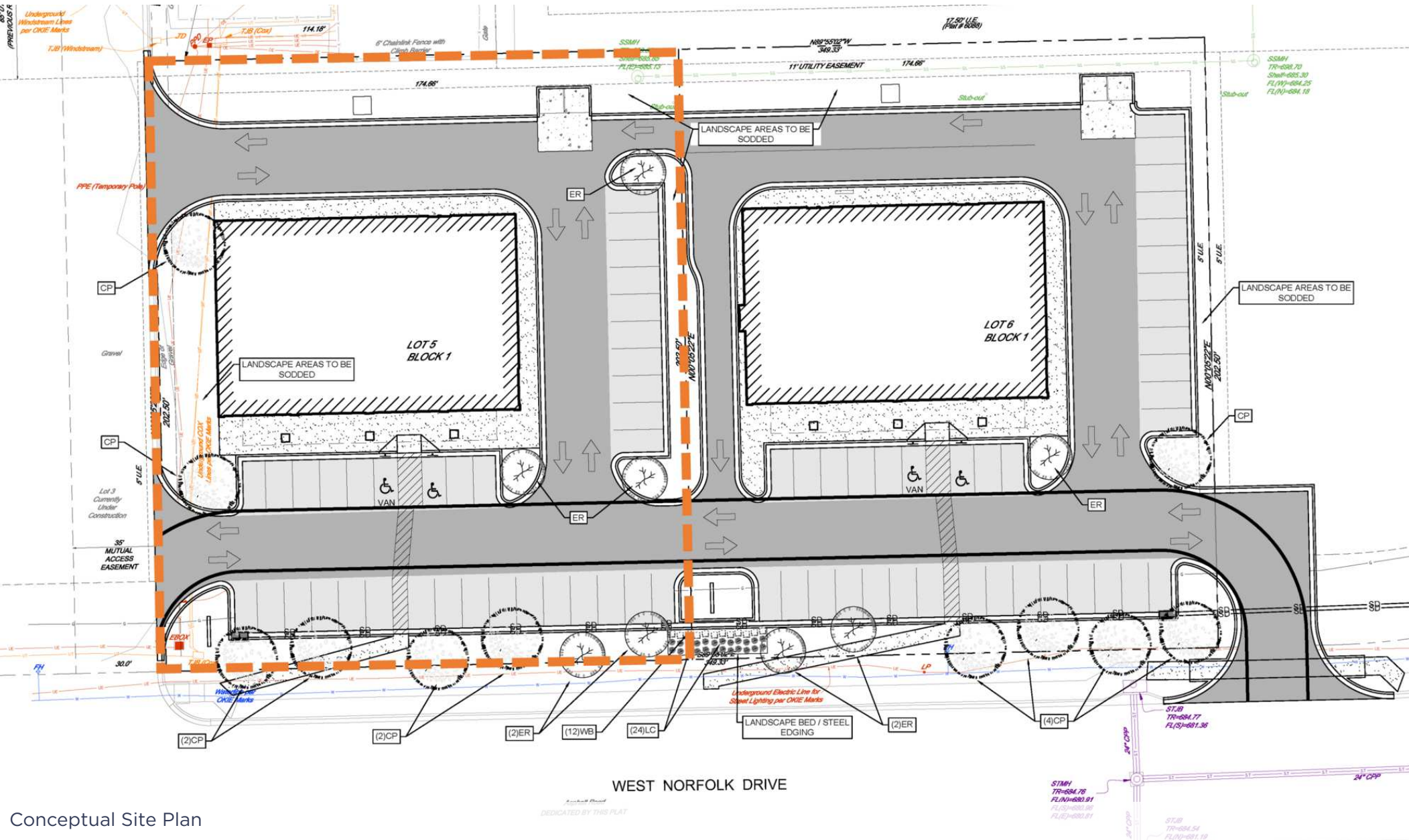
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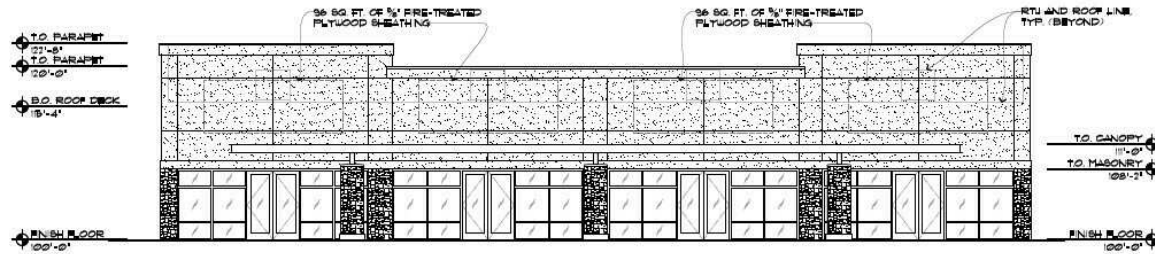
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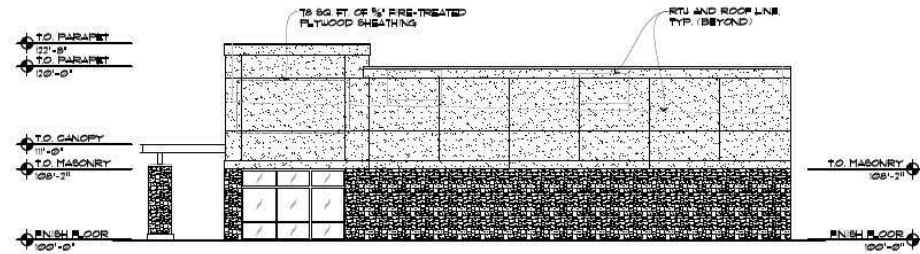
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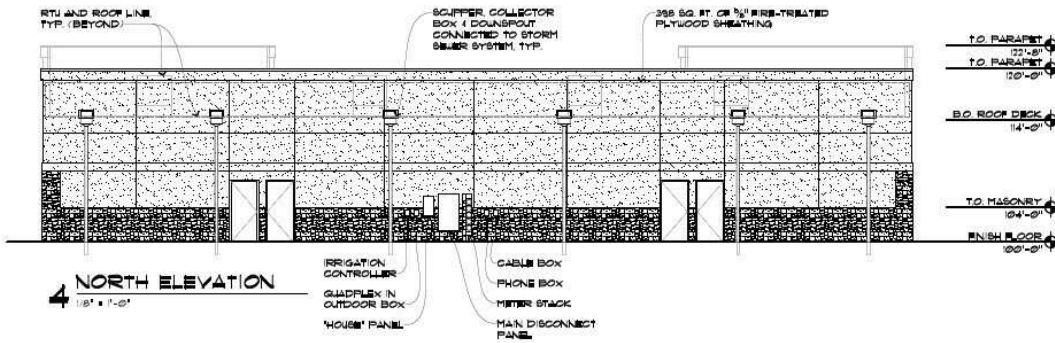
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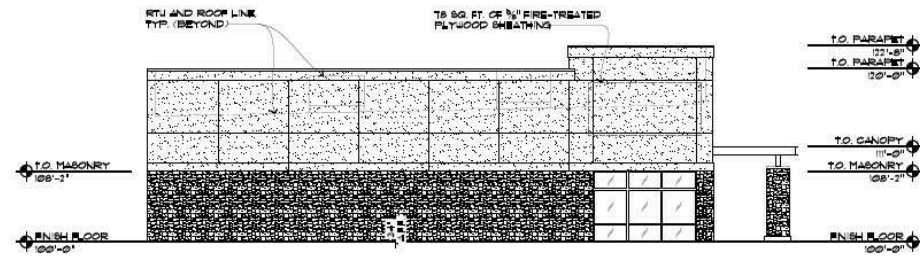
2 SOUTH ELEVATION
1/8" = 1'-0"



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	5,848	30,284	54,634
AVERAGE AGE	40	39	40
AVERAGE AGE (MALE)	38	38	39
AVERAGE AGE (FEMALE)	41	41	41
Households & Income	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	2,343	11,421	20,360
# OF PERSONS PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$90,004	\$99,663	\$107,907
AVERAGE HOUSE VALUE	\$242,716	\$269,272	\$289,827

Demographics data derived from AlphaMap



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