

# FOR SALE

120 E COMMERCIAL ST, BROKEN ARROW, OK 74012



AVAILABLE  
4,756 SF



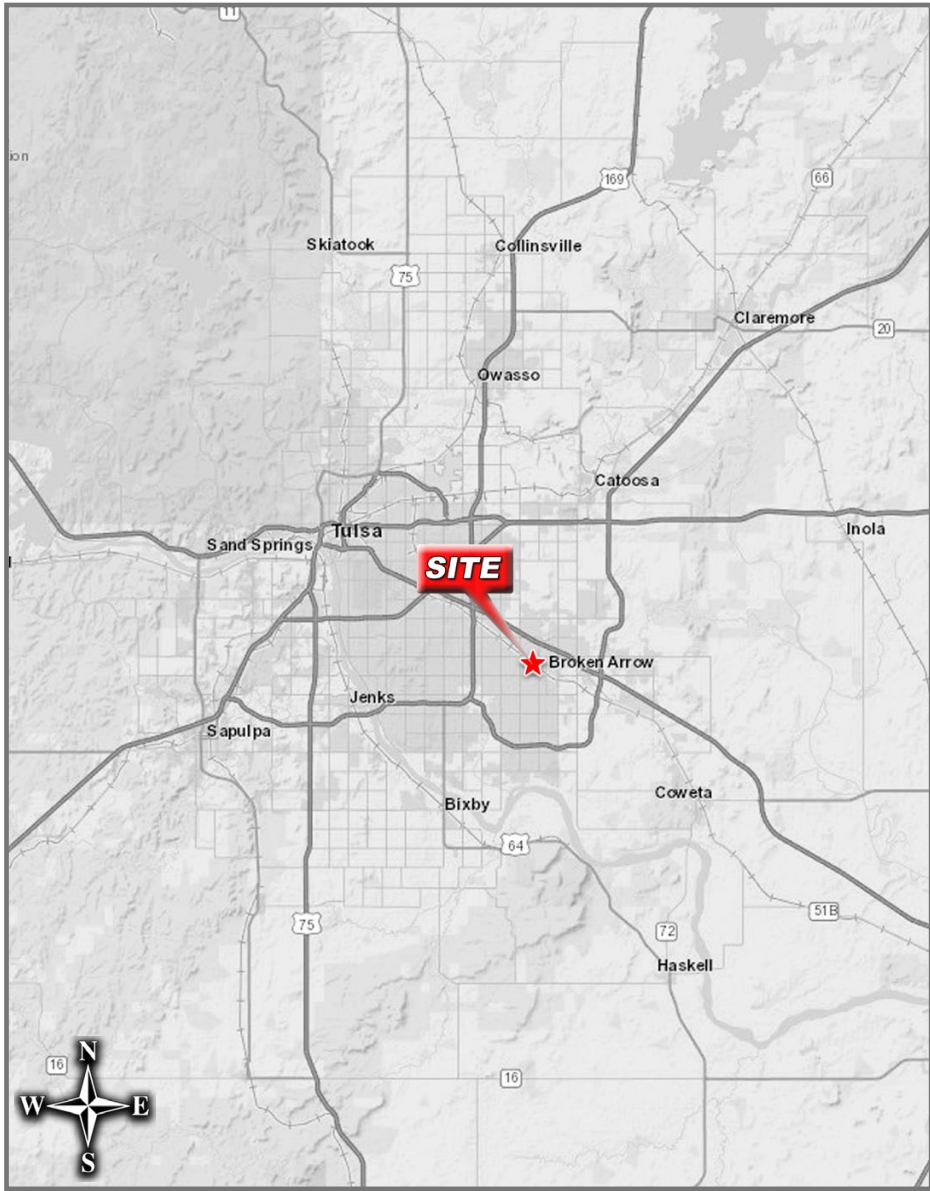
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**RETAIL SITE GROUP, LLC**  
2932 NW 122ND STREET, STE 7  
OKLAHOMA CITY, OK 73120

# 120 E COMMERCIAL ST, BROKEN ARROW, OK 74012 - OVERVIEW



### Property Details & Highlights

- 4,756 SF building
- 0.16 AC lot
- Asking Price: \$850,000
- Highly visible corner position in downtown Broken Arrow
- Walkable area with nearby restaurants, shops, and services
- Recently renovated interior
- Zoning: DM - Commercial District

### Traffic Counts

- S Main St: 4,600 VPD (ODOT '23)
- E Dallas St: 1,300 VPD (ODOT '23)

### Demographic Snapshot - 1-3-5 Mile Radius Rings

	2025 POP.	DAYTIME POP.	AVG HH INCOME
1 Mile	8,389	12,014	\$77,723
3 Miles	67,590	65,808	\$101,278
5 Miles	159,778	151,273	\$104,055



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# 120 E COMMERCIAL ST, BROKEN ARROW, OK 74012 - PROPERTY PHOTOS



AVAILABLE  
4,756 SF

E Commercial St

S 1st St



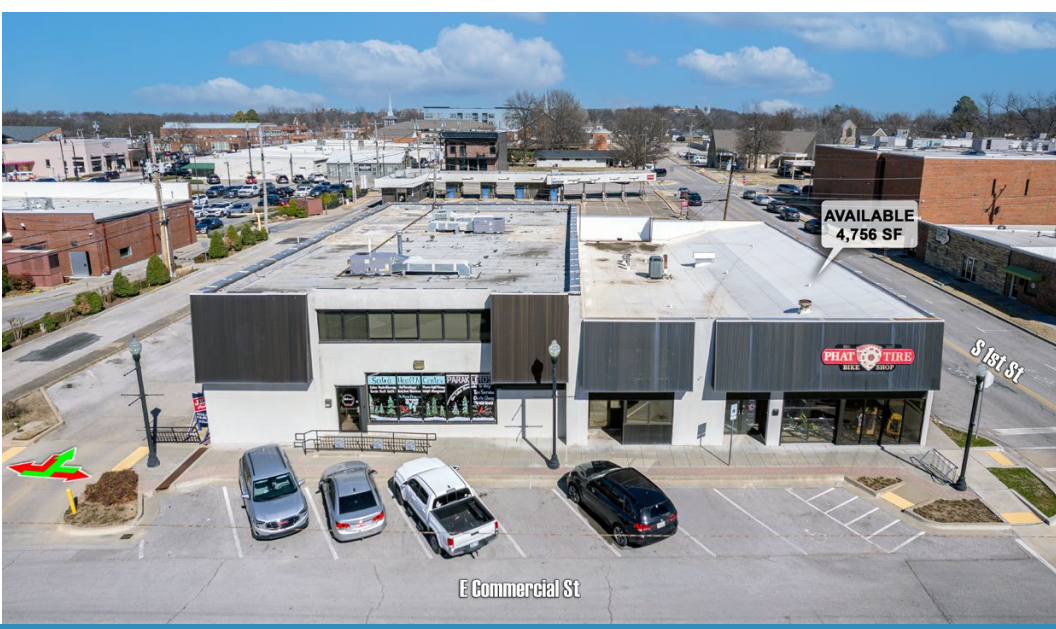
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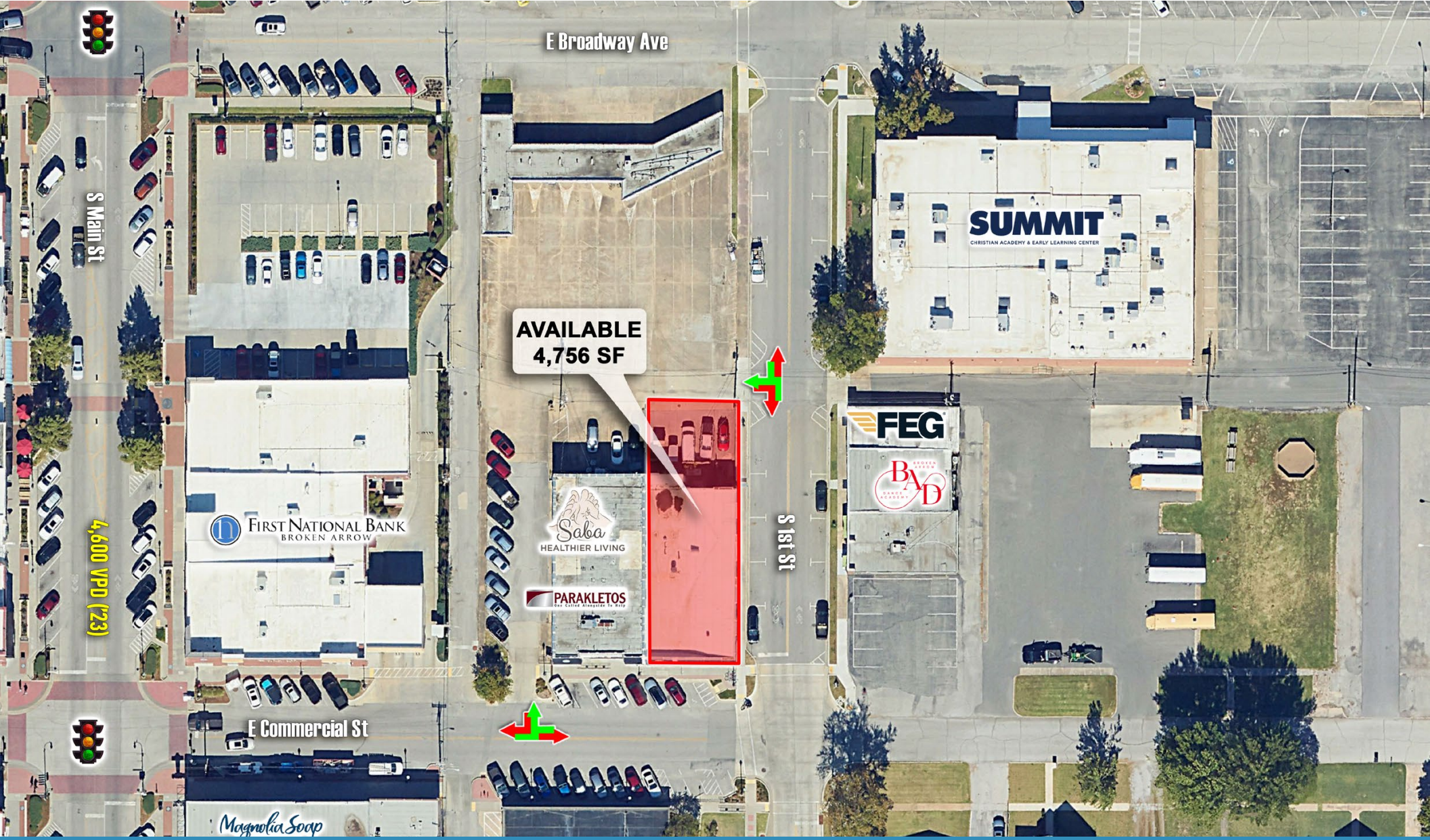
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# 120 E COMMERCIAL ST, BROKEN ARROW, OK 74012 - SITE AERIAL



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# 120 E COMMERCIAL ST, BROKEN ARROW, OK 74012 - RETAIL AERIAL



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