

**CENTURY 21**  
Wright Real Estate

# Premier Property Showcase

## PREMIER COMMERCIAL OPPORTUNITY IN THE HEART OF BROKEN ARROW



**MORE INFO AT [WWW.SMOKINJOESBA.COM](http://WWW.SMOKINJOESBA.COM)**

This Property Proudly Presented by:

**Don Brown**

**Call or Text: 918-506-0584**

Office: 918-456-5288

E-Mail: [dbrown@century21wright.com](mailto:dbrown@century21wright.com)



SCAN FOR



MORE INFO

# 333 W ALBANY ST - BROKEN ARROW, OK

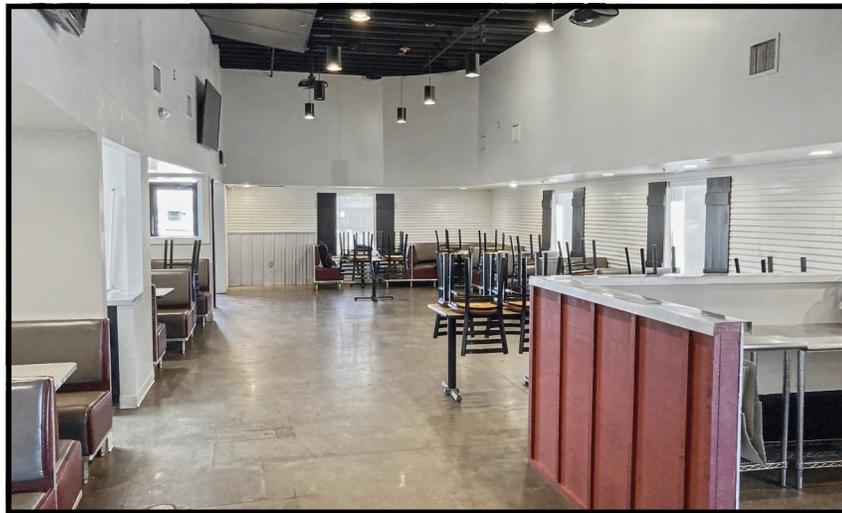
This 5,168 square foot commercial building is located in a high-visibility, high-traffic area, making it an excellent opportunity for investors or owner-operators. Formerly home to a popular restaurant, the property is well-suited for continued food service use or can be easily adapted for retail, office, or mixed commercial purposes. The building benefits from

strong daily traffic counts of approximately 8,000 vehicles, providing consistent exposure and excellent signage potential. Its established location and prior restaurant use make it ideal for a new dining concept, franchise location, or other customer-focused business.



**THIS PREMIER PROPERTY IS PRICED AT:**

**\$2,499,000**



**SEE MORE DETAILS, COMPLETE PHOTOS, AND SCHEDULE A SHOWING AT...**

**MORE INFO AT [WWW.SMOKINJOESBA.COM](http://WWW.SMOKINJOESBA.COM)**

**CENTURY 21**

**Wright  
Real Estate**

**918.456.5288**

[WWW.CENTURY21WRIGHT.COM](http://WWW.CENTURY21WRIGHT.COM)  
Each Office is Independently Owned and Operated



This Property Proudly Presented by:

**Don Brown**

**Call or Text: 918-506-0584**

Office: 918-456-5288

E-Mail: [dbrown@century21wright.com](mailto:dbrown@century21wright.com)



# Prime Commercial Opportunity: 333 W Albany St, Broken Arrow

## Property Specifications



**5,168 Sq. Ft.**  
High-Visibility Building  
Situated on a 1.35-acre lot w  
200 feet of frontage



**Ready for Immediate  
Food Service**  
Formerly a popular restaurant,  
includes public restrooms and  
multiple heating/cooling units



**Zoned CH  
(Commercial High)**  
Ideal for retail, office, warehouses, or  
mixed commercial development



## Strategic Market Advantage



**168,000+**  
**Population Reach**  
Significant consumer density  
within a 5-mile radius of the  
property



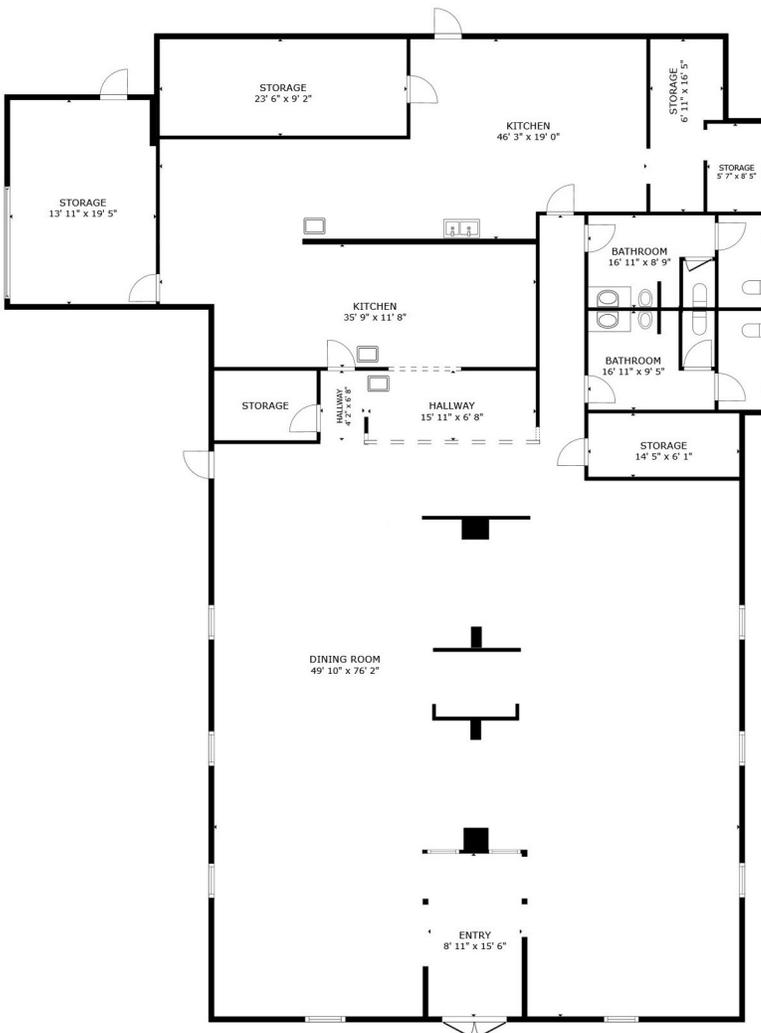
**\$80,000** Median  
**Household Income**  
Represents a strong local  
economy with high discretionary  
spending potential



**8,000**  
**Daily Vehicle Traffic**  
Consistent exposure and signage  
potential in a high-traffic area

## Radius Demographics

Metric	1 Mile	3 Miles	5 Miles
Population	7,651	63,850	168,152
Median Income	\$70,792	\$79,945	\$72,368
Median Age	34	36	35



### Prime Footprint

5,168 sq. ft. of versatile commercial space built in 2006.

### High-Traffic Location

Benefits from approximately 8,000 vehicles per day (VPD) and excellent signage potential.

### Expansive Lot

1.35 acres (58,937 sq. ft.) providing ample parking and potential for future expansion.

### Zoned for Success

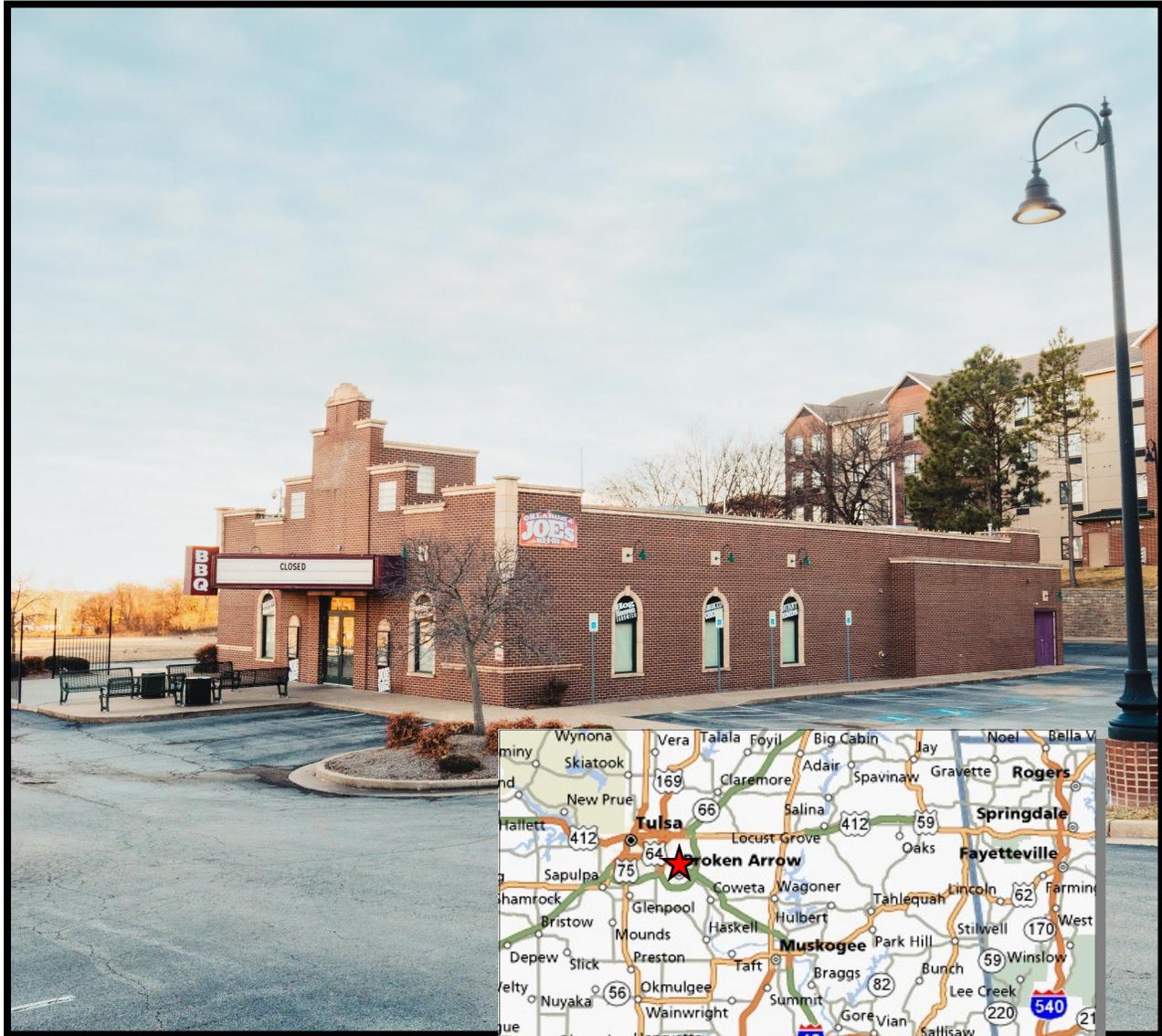
CH (Commercial High) zoning allows for a wide range of uses including food service, retail, and mixed-use commercial.

### Infrastructure Ready

Equipped with 3+ cooling units, high-speed internet capability, and a robust security system.

**Premium Visibility:** 200 feet of frontage in the sought-after Stone Wood Hills Area.

# 333 W ALBANY ST - BROKEN ARROW, OK



**AN OUTSTANDING  
LOCATION!**



# 1, 3, and 5 miles around 333 W Albany St Broken Arrow, OK 74012

**CITY**  
**Broken Arrow**

**COUNTY**  
**Tulsa County**

## How many **people** live here?

<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
<b>8K</b>	<b>64K</b>	<b>168K</b>
CITY: <b>118K</b>		COUNTY: <b>681K</b>

## How much **money** do they make?

<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
<b>\$71K</b>	<b>\$80K</b>	<b>\$72K</b>
CITY: <b>\$87K</b>		COUNTY: <b>\$69K</b>

*median household income*

## How **old** are they?

<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
<b>34</b>	<b>36</b>	<b>35</b>
CITY: <b>37</b>		COUNTY: <b>36</b>

*median age in years*



# DEMOGRAPHICS

## Population

	1 mile		3 miles		5 miles	
<b>Population</b>	7,651		63,850		168,152	
<b>Population Density</b> (people per sq mi)	2,455		2,281		2,171	

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B01003

## Income

	1 mile		3 miles		5 miles	
<b>Median Household Income</b> (in 2024 inflation adjusted dollars)	\$70,792		\$79,945		\$72,368	
<b>Average Household Income</b> (in 2024 inflation adjusted dollars)	\$84,631		\$109,559		\$94,501	
<b>Families in Poverty</b>	124	7%	1,449	9%	4,561	11%
<b>Households</b>	3,343		24,680		63,865	
Less than \$25,000	378	11%	2,564	10%	8,468	13%
\$25,000 to \$49,999	583	17%	4,285	17%	12,370	19%
\$50,000 to \$74,999	848	25%	4,799	19%	12,414	19%
\$75,000 to \$99,999	543	16%	3,496	14%	9,358	15%
\$100,000 to \$199,999	842	25%	7,384	30%	16,891	26%
Over \$200,000	150	4%	2,152	9%	4,365	7%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B19001, B19013, B19025, B17010

## Age

	1 mile		3 miles		5 miles	
<b>Median Age</b>	34		36		35	
<b>Population</b>	7,651		63,850		168,152	
Ages 9 & under	919	12%	8,526	13%	23,468	14%
Ages 10 to 19	846	11%	9,160	14%	24,671	15%
Ages 20 to 29	1,536	20%	8,366	13%	23,907	14%
Ages 30 to 39	1,172	15%	9,522	15%	24,878	15%
Ages 40 to 49	800	10%	8,480	13%	21,289	13%
Ages 50 to 59	803	10%	7,292	11%	18,645	11%
Ages 60 to 69	685	9%	6,069	10%	15,481	9%
Ages 70 & over	890	12%	6,436	10%	15,812	9%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B01001

## Race & Ethnicity

	1 mile		3 miles		5 miles	
<b>Population</b>	7,651		63,850		168,152	
White	4,864	64%	38,508	60%	89,433	53%
Black	715	9%	4,479	7%	15,574	9%
American Indian	299	4%	2,584	4%	6,627	4%
Asian	235	3%	3,629	6%	8,727	5%
Pacific Islander	9	0%	75	0%	162	0%
Other race	14	0%	287	0%	619	0%
Two or more races	767	10%	5,412	8%	13,034	8%
Hispanic or Latino	749	10%	8,875	14%	33,976	20%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B03002

## Educational Attainment

	1 mile		3 miles		5 miles	
<b>Population Aged 25 &amp; Over</b>	5,203		42,323		108,764	
No high school diploma	266	5%	2,700	6%	11,115	10%
High school graduate or equal	1,346	26%	11,248	27%	30,026	28%
Some college	1,366	26%	10,028	24%	24,947	23%
Associate's degree	444	9%	4,247	10%	10,487	10%
Bachelor's degree	1,205	23%	9,921	23%	22,741	21%
Advanced degree	575	11%	4,180	10%	9,447	9%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B15002

## Employment Status

	1 mile		3 miles		5 miles	
<b>Population Aged 16 &amp; Over</b>	6,192		49,530		129,543	
In labor force	4,400	71%	34,349	69%	88,372	68%
Civilian labor force	4,393	71%	34,267	69%	88,121	68%
Employed	4,268	69%	32,849	66%	83,847	65%
Unemployed	125	2%	1,418	3%	4,274	3%
In armed forces	8	0%	82	0%	251	0%
Not in labor force	1,791	29%	15,181	31%	41,171	32%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B23025

## Households

	1 mile		3 miles		5 miles	
<b>Households</b>	3,343		24,680		63,865	
Family households	1,873	56%	16,832	68%	42,945	67%
Married couples	1,340	40%	12,763	52%	30,908	48%
With kids under 18	508	15%	5,552	22%	13,496	21%
Other family types	533	16%	4,069	16%	12,038	19%
Single dad households with kids	95	3%	773	3%	1,819	3%
Single mom households with kids	186	6%	1,446	6%	4,764	7%
Non-family households	1,470	44%	7,848	32%	20,920	33%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B11001, B11003

## Homes

	1 mile		3 miles		5 miles	
<b>Homes</b>	3,565		26,188		67,887	
Occupied Homes	3,343		24,680		63,865	
Owner occupied units	1,466	44%	15,743	64%	38,690	61%
Renter occupied units	1,877	56%	8,937	36%	25,176	39%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B25024, B25003

## Housing Unit Value

	1 mile		3 miles		5 miles	
<b>Median Home Value</b>	\$256,493		\$245,552		\$222,903	
<b>Owner Occupied Homes</b>	1,466		15,743		38,690	
Under \$100,000	53	4%	951	6%	2,921	8%
\$100,000 to \$199,999	326	22%	4,230	27%	13,049	34%
\$200,000 to \$299,999	619	42%	6,048	38%	13,519	35%
\$300,000 to \$399,999	376	26%	2,967	19%	6,131	16%
\$400,000 to \$499,999	75	5%	1,021	6%	1,953	5%
\$500,000 to \$749,999	1	0%	386	2%	735	2%
\$750,000 to \$999,999	9	1%	88	1%	168	0%
\$1,000,000 to \$1,499,999	3	0%	40	0%	134	0%
\$1,500,000 to \$1,999,999	0	0%	8	0%	46	0%
Over \$2,000,000	3	0%	4	0%	33	0%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B25075

## Detailed Age

Population	1 mile		3 miles		5 miles	
	7,651		63,850		168,152	
Male:	3,501	46%	31,505	49%	83,413	50%
Under 5 years	206	3%	2,007	3%	5,958	4%
5 to 9 years	251	3%	2,311	4%	6,378	4%
10 to 14 years	170	2%	2,636	4%	6,757	4%
15 to 17 years	125	2%	1,592	2%	3,970	2%
18 and 19 years	103	1%	753	1%	2,267	1%
20 years	45	1%	317	0%	1,002	1%
21 years	30	0%	359	1%	1,072	1%
22 to 24 years	209	3%	1,207	2%	3,620	2%
25 to 29 years	405	5%	2,255	4%	6,237	4%
30 to 34 years	258	3%	2,307	4%	6,244	4%
35 to 39 years	327	4%	2,507	4%	6,417	4%
40 to 44 years	249	3%	2,292	4%	5,481	3%
45 to 49 years	136	2%	1,855	3%	4,850	3%
50 to 54 years	163	2%	1,777	3%	4,674	3%
55 to 59 years	191	2%	1,798	3%	4,620	3%
60 and 61 years	72	1%	611	1%	1,623	1%
62 to 64 years	128	2%	885	1%	2,408	1%
65 and 66 years	20	0%	566	1%	1,509	1%
67 to 69 years	105	1%	908	1%	2,069	1%
70 to 74 years	138	2%	1,045	2%	2,584	2%
75 to 79 years	51	1%	743	1%	1,842	1%
80 to 84 years	66	1%	453	1%	1,016	1%
85 years and over	55	1%	322	1%	816	0%
Female:	4,150	54%	32,345	51%	84,739	50%
Under 5 years	296	4%	2,137	3%	5,781	3%
5 to 9 years	165	2%	2,072	3%	5,351	3%
10 to 14 years	299	4%	2,206	3%	5,734	3%
15 to 17 years	86	1%	1,318	2%	3,996	2%
18 and 19 years	63	1%	655	1%	1,946	1%
20 years	71	1%	429	1%	1,200	1%
21 years	47	1%	295	0%	990	1%
22 to 24 years	281	4%	1,235	2%	3,366	2%
25 to 29 years	448	6%	2,269	4%	6,421	4%
30 to 34 years	332	4%	2,411	4%	6,538	4%
35 to 39 years	256	3%	2,297	4%	5,679	3%
40 to 44 years	170	2%	2,010	3%	5,535	3%
45 to 49 years	245	3%	2,323	4%	5,423	3%
50 to 54 years	201	3%	1,756	3%	4,669	3%
55 to 59 years	247	3%	1,961	3%	4,682	3%
60 and 61 years	106	1%	757	1%	1,816	1%
62 to 64 years	81	1%	1,013	2%	2,482	1%
65 and 66 years	66	1%	581	1%	1,485	1%
67 to 69 years	108	1%	748	1%	2,090	1%
70 to 74 years	232	3%	1,600	3%	3,770	2%
75 to 79 years	105	1%	1,136	2%	2,688	2%
80 to 84 years	100	1%	514	1%	1,385	1%
85 years and over	143	2%	624	1%	1,712	1%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B01001, B01003. The numbers in the above table may not total up due to rounding.

## POPULATION PROJECTIONS

State and county population projections.

Geography	2010 - 2020	2020 - 2030 Projected	Is Projected To:
Oklahoma	<b>6%</b> 3,751,351 - 3,959,353	<b>3%</b> 3,959,353 - 4,094,815	Grow
Tulsa County	<b>11%</b> 603,403 - 669,279	<b>2%</b> 669,279 - 685,303	Grow
Wagoner County	<b>11%</b> 73,085 - 80,981	<b>4%</b> 80,981 - 84,547	Grow

Source: Oklahoma Department of Commerce, Research and Economic Analysis Division. Oklahoma State and County Population Projections Through 2070. March 2023. U.S. Census Bureau, Decennial Censuses 2010, and 2020.

