

LOT 6 - ASPEN RIDGE MULTI TENANT RETAIL BUILDING



1810-1822 W Norfolk Dr, Broken Arrow, OK

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 is anchored by 60,000 SF Reason's grocery store that opened August 2024. Joining Reason's at Aspen Ridge include Kim & Go, Chick-Fil-A, Chipotle, Panda Express, Whataburger, Taco Bell, AT&T, Sport Clips and Freedom Carwash. Coming Soon: Freddy's, Picklemans and HTeaO. Other Area tenants include Walmart Super Center, Regal Theater, CVS Pharmacy and Starbucks.

| Spaces | Lease Rate | Space Size |
|-------------------|-----------------------|------------|
| 1822 W NORFOLK DR | \$37.00 - 41.00 SF/yr | 1,657 SF |
| 1818 W NORFOLK DR | \$37.00 - 41.00 SF/yr | 1,609 SF |
| 1814 W NORFOLK DR | \$37.00 - 41.00 SF/yr | 1,609 SF |
| 1810 W NORFOLK DR | \$37.00 - 41.00 SF/yr | 1,642 SF |

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VIDEO

Property Highlights

- Now available, delivered January 31, 2025
- Lot 6 (bldg 2) - Grocery anchored multi-tenant retail building up to ±6,500 SF, Min divisible ±1,609 SF
- End cap Drive thru available up to ±2,500 SF
- 65 ft bay depth
- West Norfolk Drive access and direct access from Reason's site
- Reason's (grocery) now open
- New 170 Unit Class A Multi-family development - March 2025 construction kick-off
- 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) - 10,400 VPD

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Exterior



Exterior - West



Exterior - East

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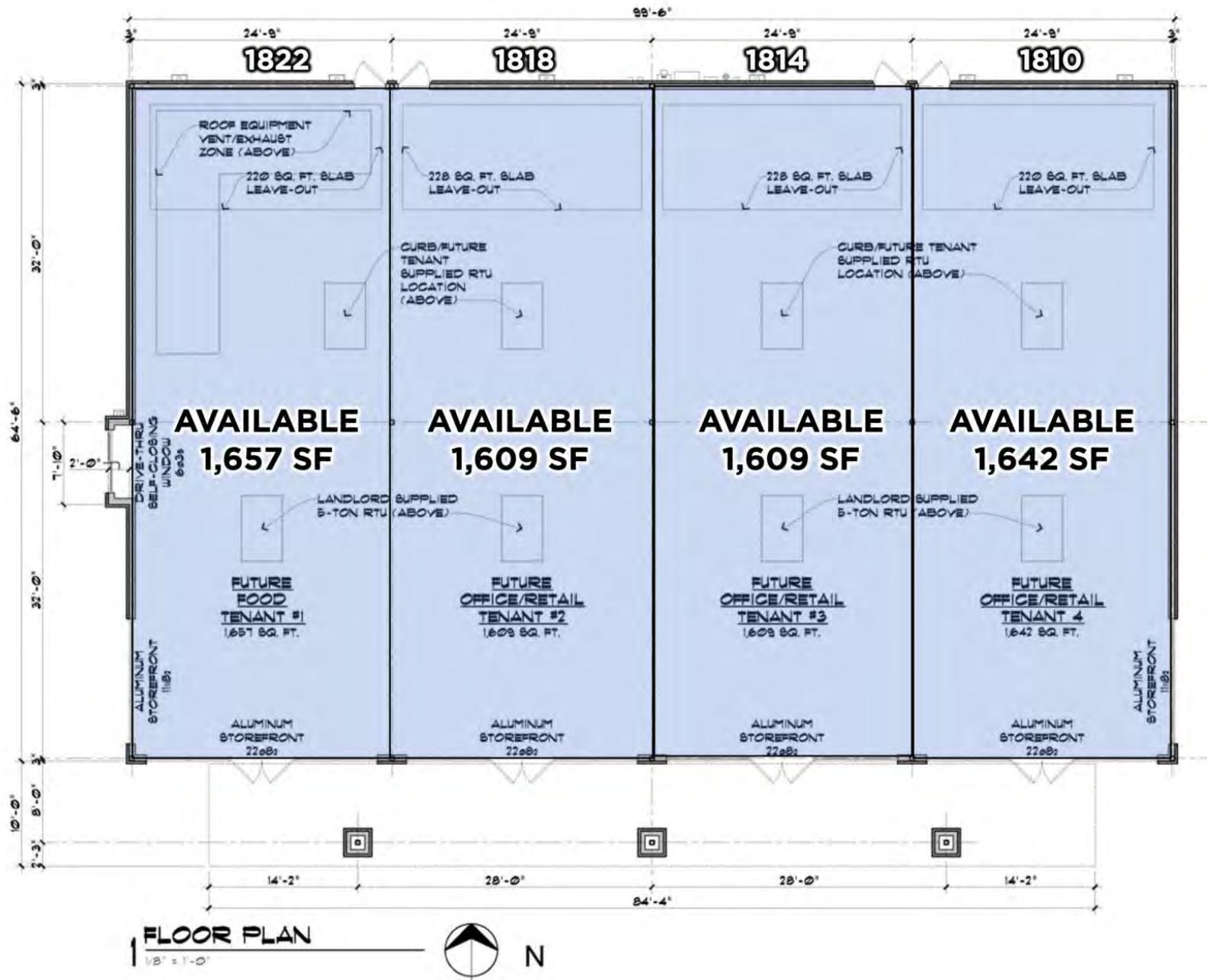
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FLOOR PLAN

$180^\circ \approx 180^\circ$

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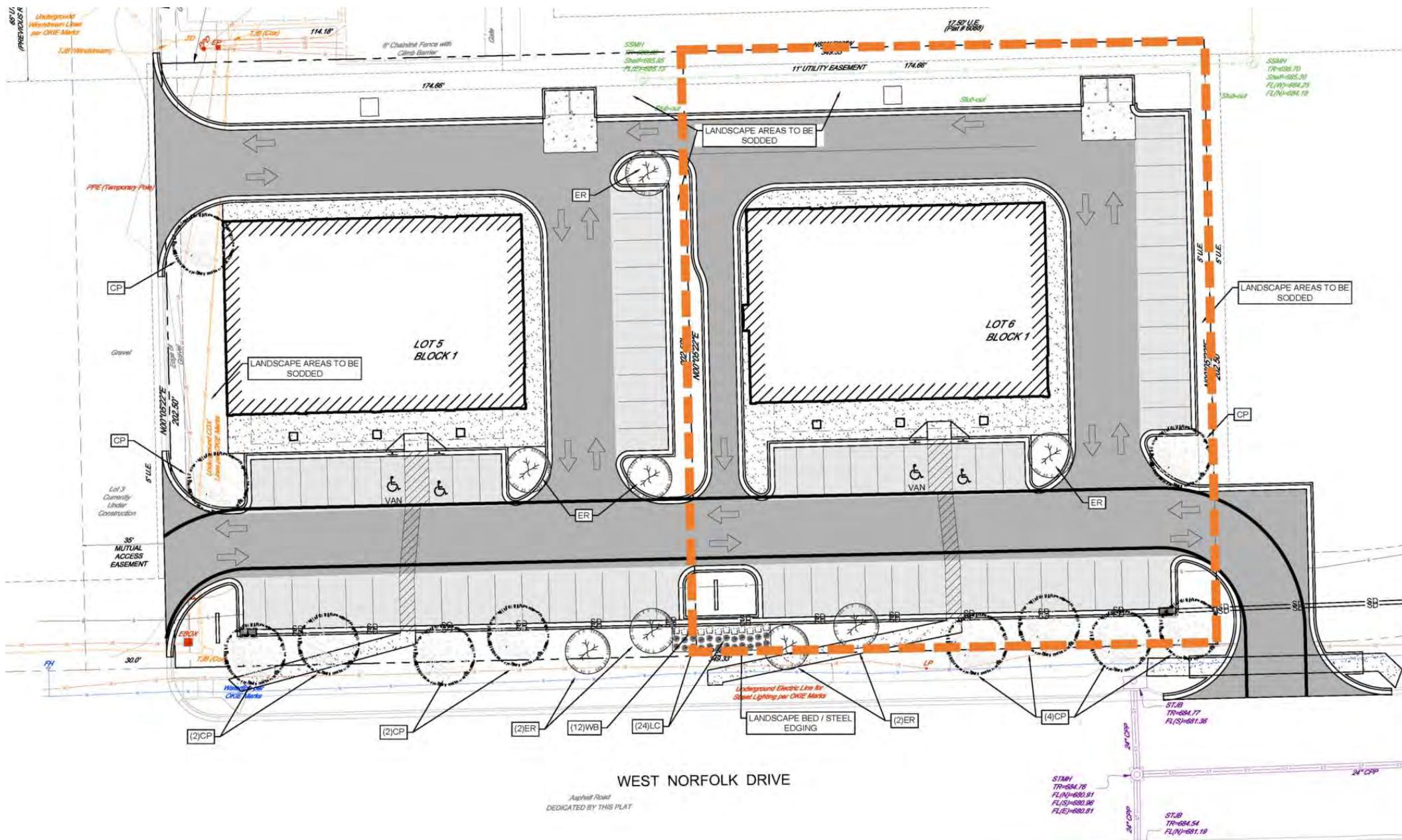
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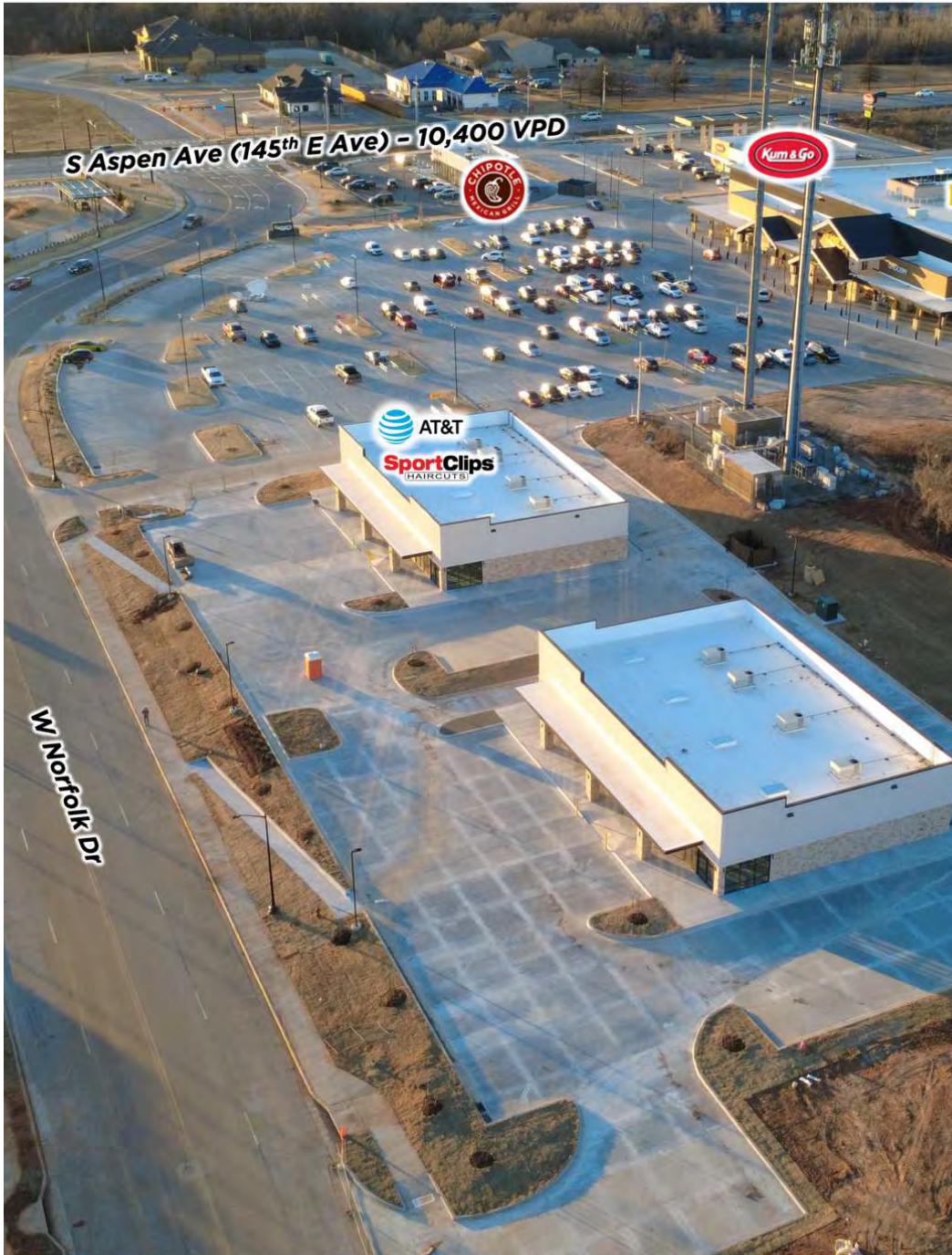
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| Population | 3 Miles | 5 Miles | 7 Miles |
|----------------------|---------|---------|---------|
| TOTAL POPULATION | 54,634 | 114,685 | 224,095 |
| AVERAGE AGE | 40 | 40 | 40 |
| AVERAGE AGE (MALE) | 39 | 39 | 38 |
| AVERAGE AGE (FEMALE) | 41 | 41 | 41 |

| Households & Income | 3 Miles | 5 Miles | 7 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 20,360 | 42,776 | 87,124 |
| # OF PERSONS PER HH | 2.7 | 2.7 | 2.6 |
| AVERAGE HH INCOME | \$107,907 | \$112,569 | \$111,801 |
| AVERAGE HOUSE VALUE | \$289,827 | \$307,347 | \$310,278 |

Demographics data derived from AlphaMap



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