

LAST SITE ON KENOSHA FOR LEASE

1293 EAST KENOSHA STREET · BROKEN ARROW, OK 74012



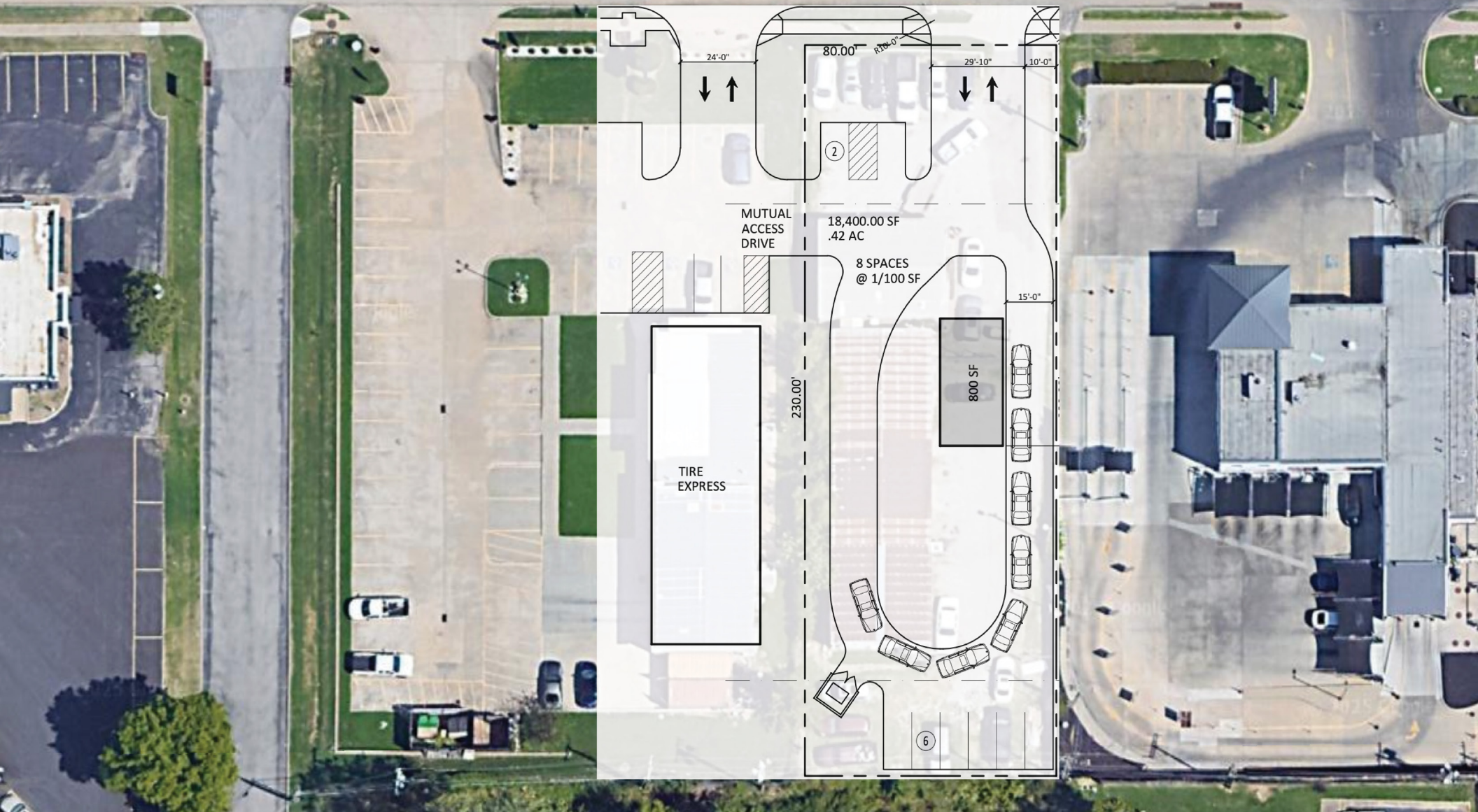
PROPERTY OVERVIEW

- 18,400 SF (0.42 acres)
- Lease Rate: \$75,000 + NNN
- Excellent access to/from E. Kenosha Street with a new mutual access driveway and widened curb cut being constructed
- Last opportunity to join a strong lineup of national brands on E. Kenosha Street in one of Oklahoma's fastest growing cities
- CS Zoning and Ready for Development
- Located 500 feet from the Broken Arrow Expressway (60,286 VPD '23)

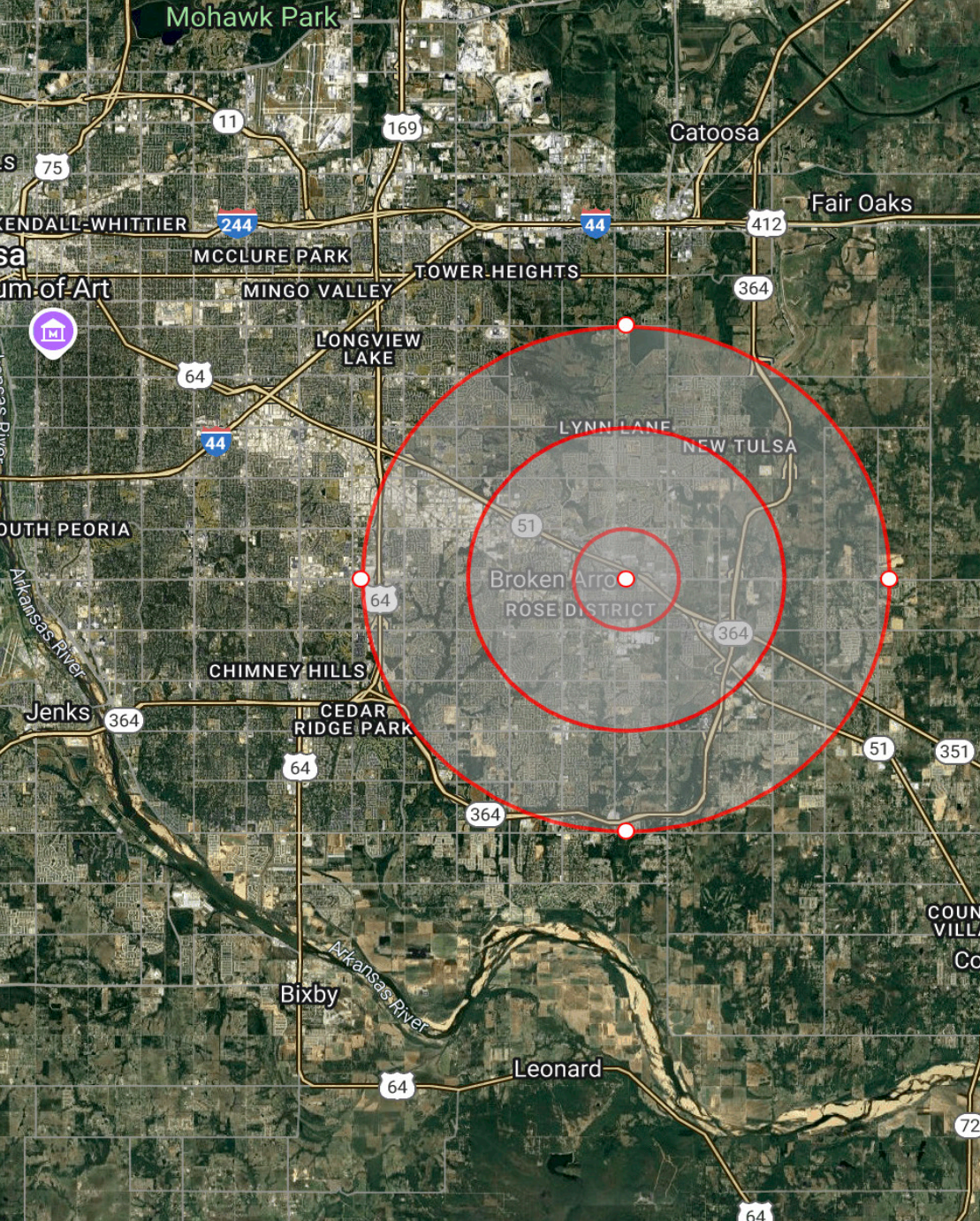
LOCATION OVERVIEW



CONCEPTUAL SITE PLAN



SITE DEMOGRAPHICS



POPULATION & INCOME	1 MILE	3 MILE	5 MILE
Total Population	5,611	54,719	129,417
Average Age	51.0	37.6	37.3
Total Households	2,827	22,506	50,979
Median Household Income	\$50,103	\$63,819	\$64,623
Average Household Size	2.0	2.4	2.5
Median Home Value	\$142,524	\$164,955	\$168,264