





# Macro Aerial

1148 N 38th St, Broken Arrow, OK 74014





# Summary

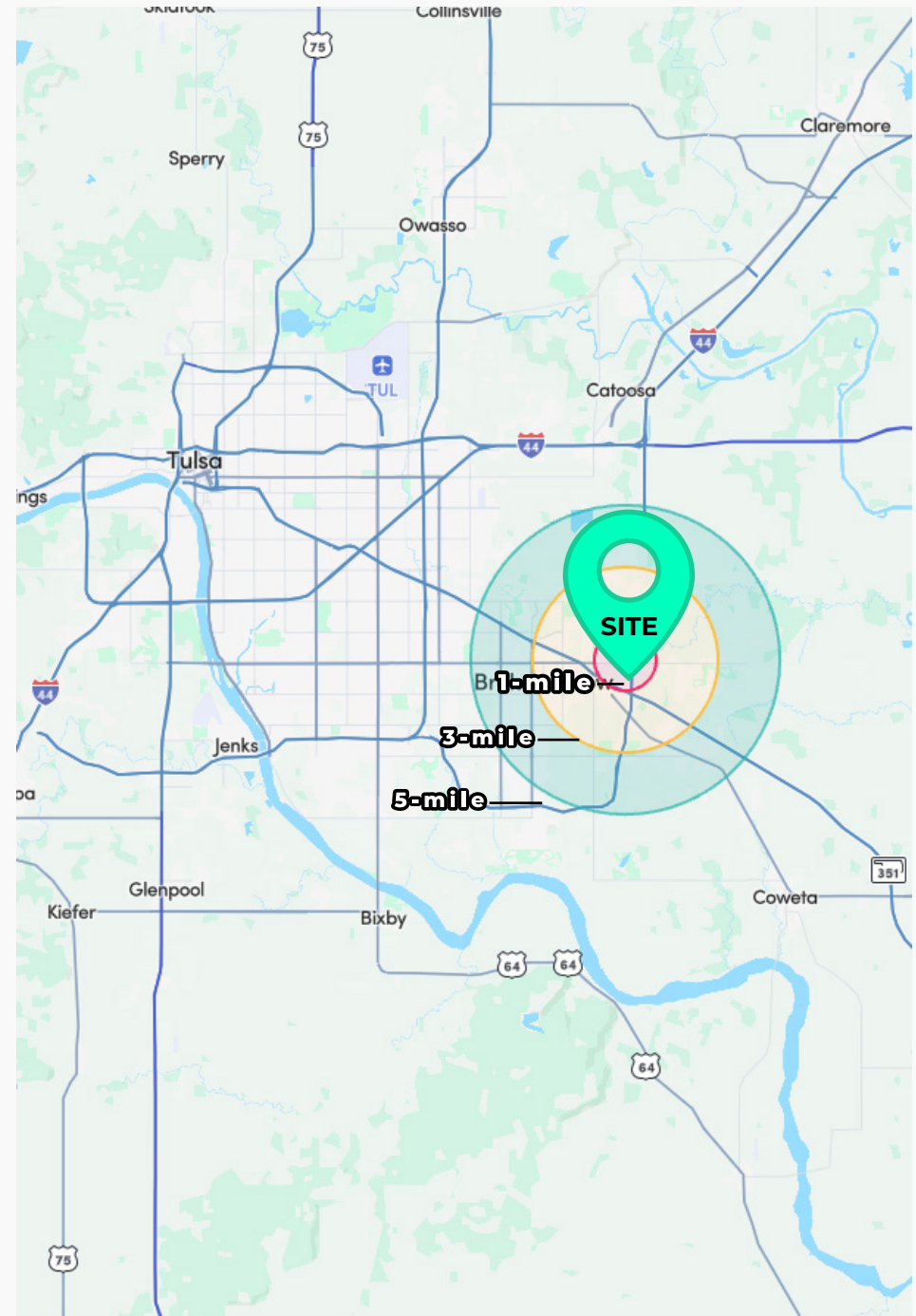
- Lease Rate: Call for Pricing
- Building Size: (±) 16,318 SF
- Available For Lease: (±) 1,915-3,795 SF
- Co-Tenants: Dental, Chinese Restaraunt, Tag Agency, Veterinary Services

## Property Overview

- Drive-thru available on the south end-cap
- Shadow anchor to trade area's primary Walmart receiving 1.9 million annual visits (Top 3 in site visits within Tulsa MSA)
- Positioned just off of the Creek Turnpike (125,000 AADT) at Kenosha St (19,400 AADT) exit
- Co-Tenants include Beam Dental, Forest Ridge Tag, and Madron Veterinary Services
- Strong demographic profile, annual population growth expected to exceed 2.0% annually in immedi-

## Demographics

2025 Population		
2,682 1 Mile	39,125 3 Mile	102,175 5 Mile
2029 Projected Growth ('25-'29)		
3.2% 1 Mile	2.2% 3 Mile	1.7% 5 Mile
Avg. Household Income		
\$77,994 1 Mile	\$91,573 3 Mile	\$96,141 5 Mile



# Site Plan

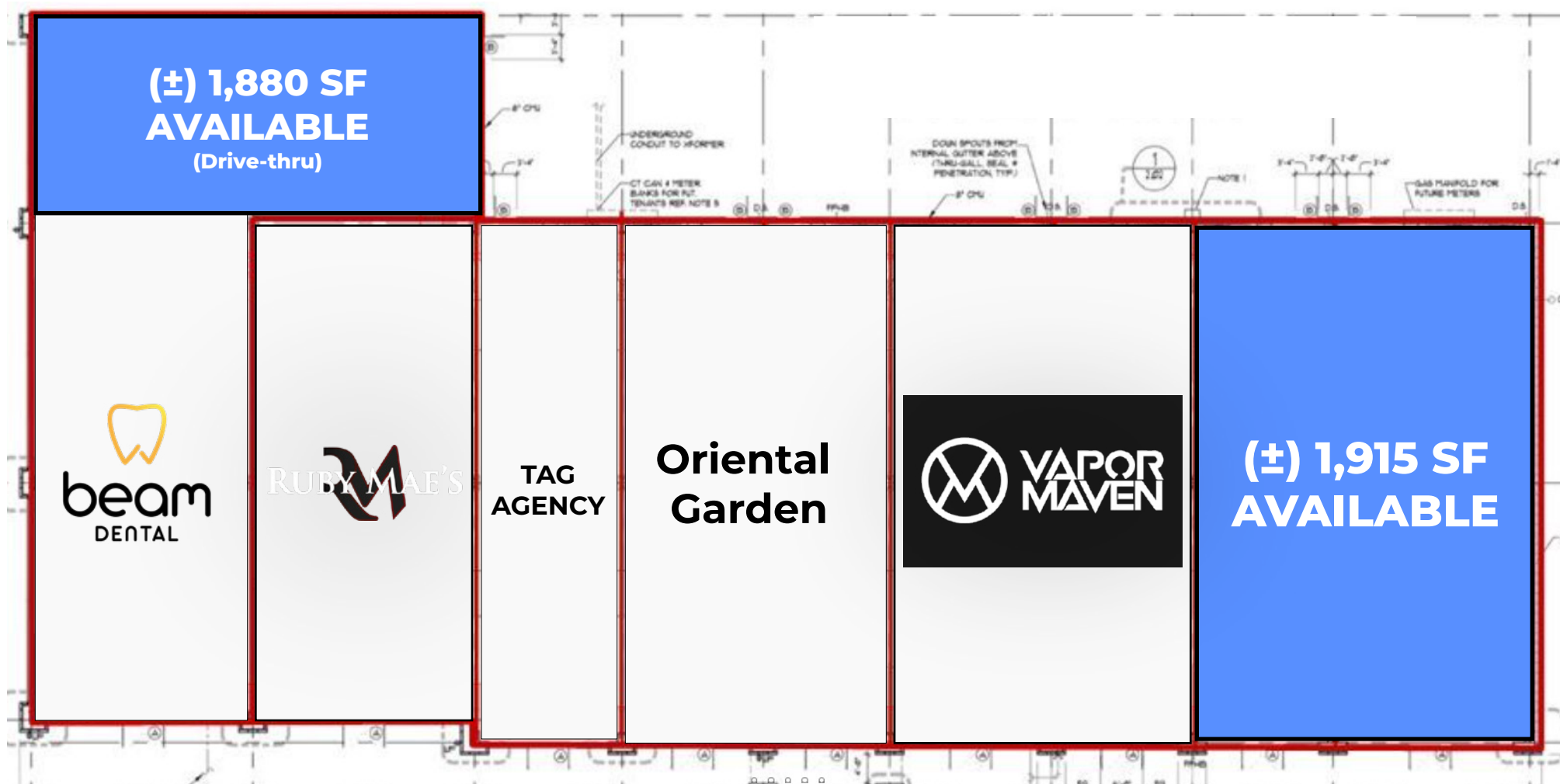
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# Floor Plan

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# Exterior

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