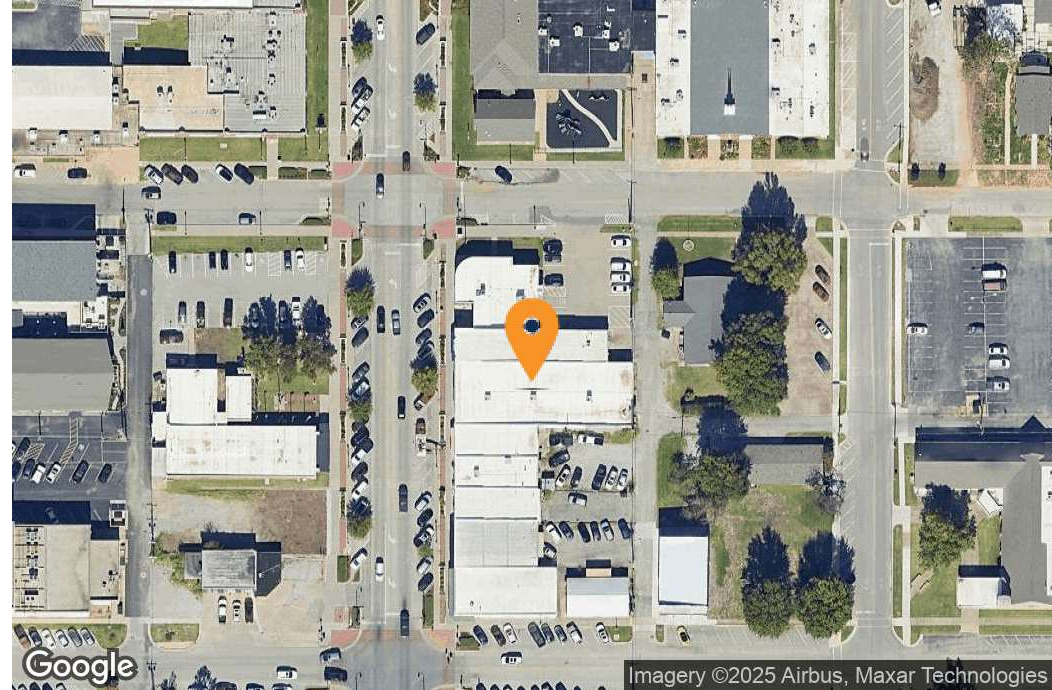


113 NORTH MAIN STREET



### Property Description

Introducing 113 North Main Street, Broken Arrow, OK, 74012 - a prime commercial property now available for lease. This versatile space boasts an open interior suitable for a wide range of businesses. With its prominent North Main Street location, this property offers high visibility and easy accessibility. The open floor plan presents an opportunity for customization, while the large windows flood the space with natural light. Don't miss the chance to make this exceptional property the new home for your business.

### Property Highlights

- Prominent Main Street location in the Rose District
- High visibility and easy accessibility
- Open floor plan for customization
- Large windows for natural light
- Storefront and nearby public lot parking options
- Ideal for a wide range of businesses

### Offering Summary

LEASE RATE:	Negotiable
NUMBER OF UNITS:	2
AVAILABLE SF:	
BUILDING SIZE:	7,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	194	988	3,159
TOTAL POPULATION	434	2,277	7,469
AVERAGE HH INCOME	\$80,649	\$79,494	\$74,479

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113 NORTH MAIN STREET



**Location Overview**

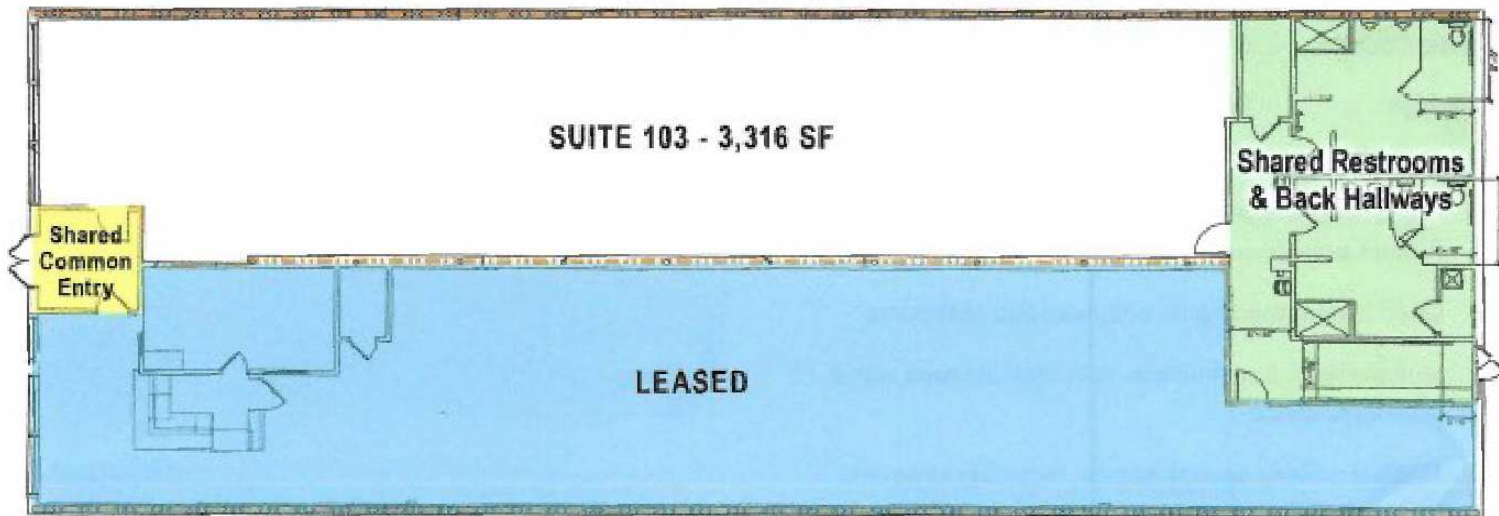
Located in the heart of Broken Arrow's Rose District, the area surrounding the property offers a vibrant atmosphere with a charming blend of historic architecture and modern amenities, drawing in a steady flow of foot traffic. The property's proximity to popular destinations like the Broken Arrow Performing Arts Center and the Bass Pro Shops Outdoor World ensures a steady stream of visitors, making it an ideal location for retail businesses looking to thrive in this dynamic area.

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

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# 113 NORTH MAIN STREET

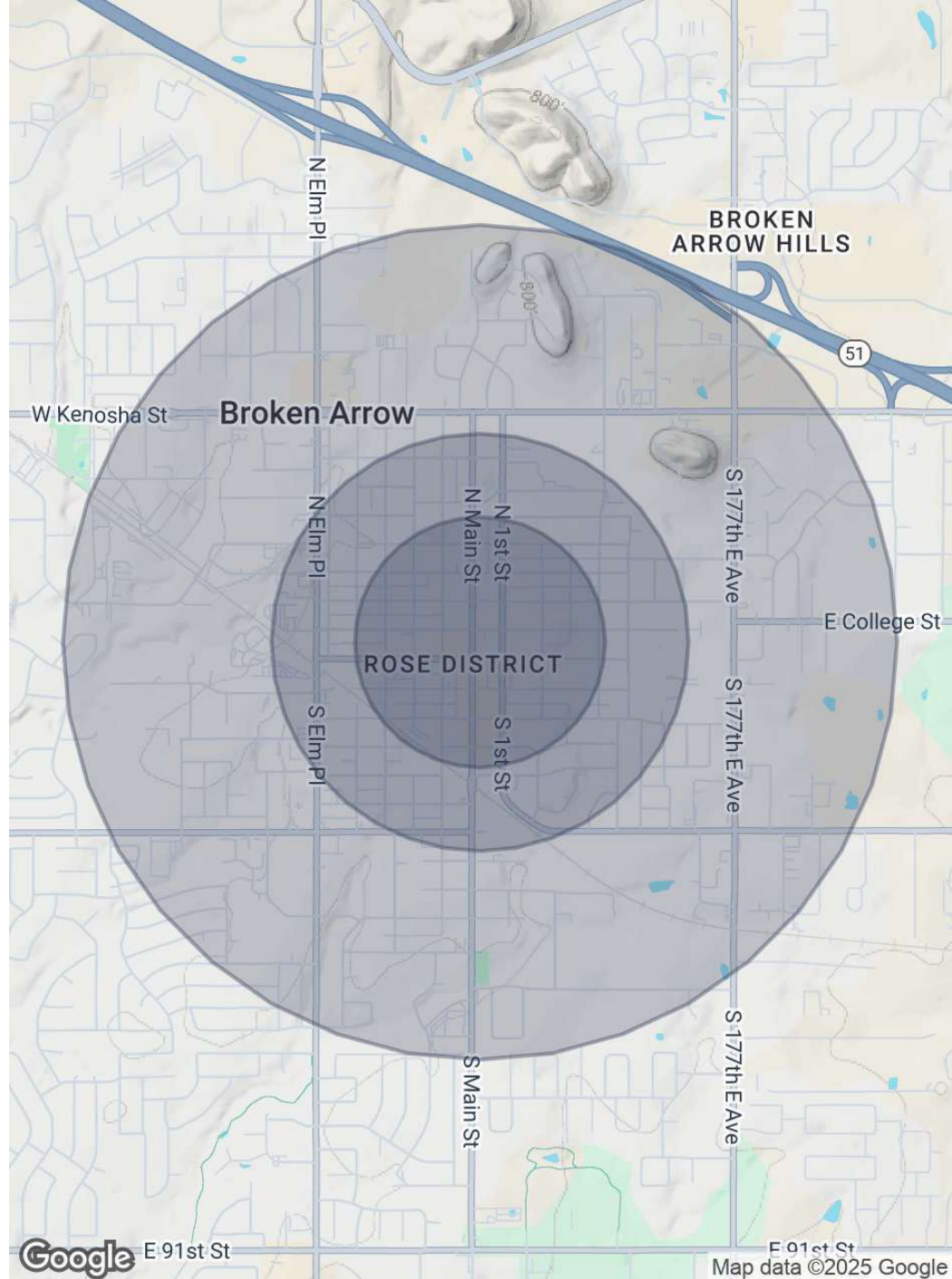


<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
TOTAL POPULATION	434	2,277	7,469
AVERAGE AGE	42	41	39
AVERAGE AGE (MALE)	39	39	37
AVERAGE AGE (FEMALE)	44	43	41

<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
TOTAL HOUSEHOLDS	194	988	3,159
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$80,649	\$79,494	\$74,479
AVERAGE HOUSE VALUE	\$210,571	\$202,118	\$195,434

Demographics data derived from AlphaMap



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