



Lot 6 - Aspen Ridge Multi Tenant Retail Building

1810-1822 W Norfolk Dr, Broken Arrow, OK

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Property Overview

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. Anchored by household name grocery operator, Reasor's opened their new 60,000 sq. ft. grocery store in August 2024, adjacent to retail shop space and restaurant

Property Highlights

- Grocery anchored strip center available for lease
- Neighboring outparcel owners include several national restaurant concepts
- West Norfolk Drive is in place along with sidewalks
- Reasor's (grocery) opened in August 2024 on Lot 3/Block 1
- New Class A multi-family development starting construction Q2 2025 Lot 7/Block 1
- Easy access to the Creek Turnpike (37,309 VPD)
- Other area retailers include Walmart Supercenter, CVS Pharmacy, and Starbucks.
- Controlled traffic signal on Aspen Ave (E 145th St)

Available Spaces

Spaces	Lease Rate	Space Size
1810 W Norfolk Dr	\$37.00 - 41.00 SF/yr	1,642 SF
1814 W Norfolk Dr	\$37.00 - 41.00 SF/yr	1,609 SF

Traffic Counts

Street	VPD
Aspen Ave	16,793 VPD
Creek Turnpike	37,309 VPD

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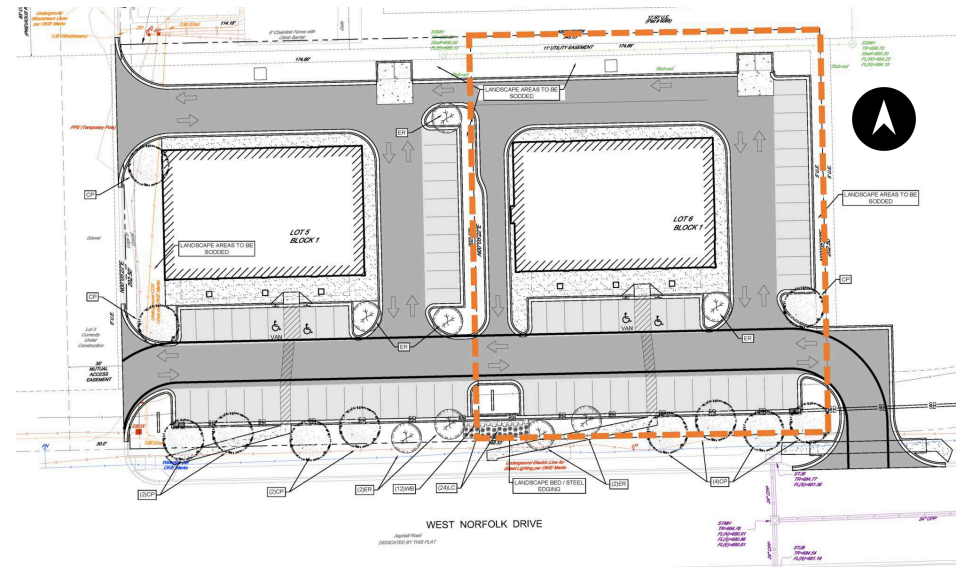
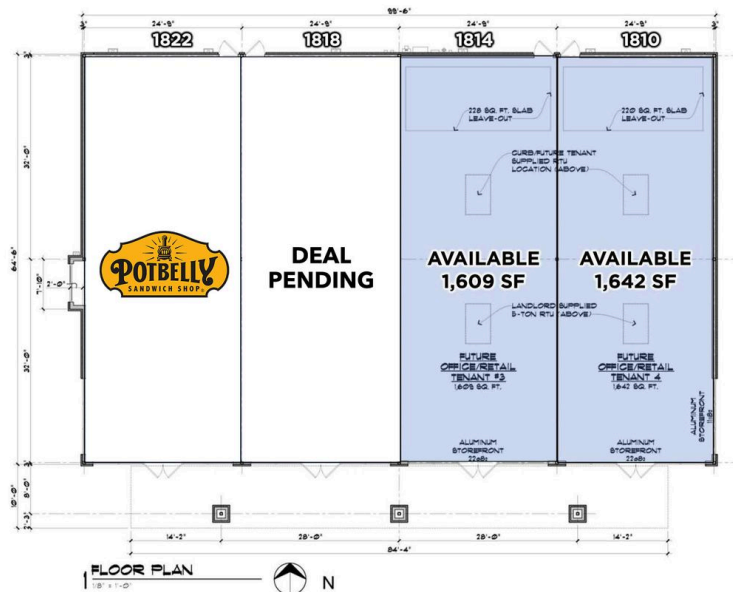


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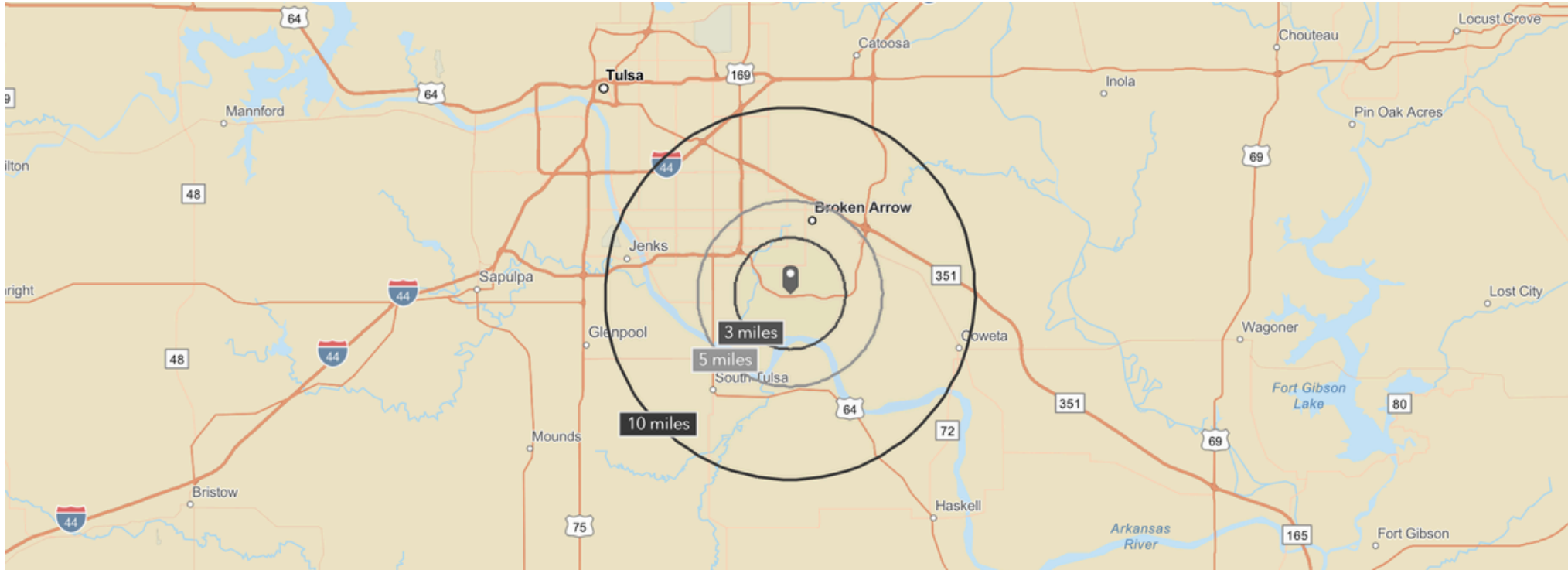


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2026 Demographics	3 Mile	5 Mile	10 Mile
Population	53,782	122,741	421,240
Households	20,329	46,611	165,123
Median Household Income	\$100,068	\$97,580	\$84,863
Average Household Income	\$123,133	\$128,543	\$119,449

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