

Retail / Office For Lease

The Shops at Sand Springs

14-26 E 2nd Sand Springs, OK 74063

WIGGIN
PROPERTIES, LLC



New commercial construction in the heart of the downtown Sand Springs trade area. Excellent opportunity for retail, restaurant, brewing company, and service related business. There are also multiple office uses including insurance, law, or accounting firms.

Property Features

- 13,910± SF Total
 - Suites ranging from 1,772± SF to 8,120± SF
- Flexible floor plan configurations
- White box delivery
- Strong signage opportunity with I-244 visibility
- Zoned CH
- Ample parking with additional offsite parking available
- 111' Frontage on 2nd Street
- Retailers in the area: Quicktrip, Walgreens, CVS Pharmacy, Atwood's Arby's, IHOP, and McDonalds



Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

shale@wiginprop.com | jwatchous@wiginprop.com | wiginprop.com

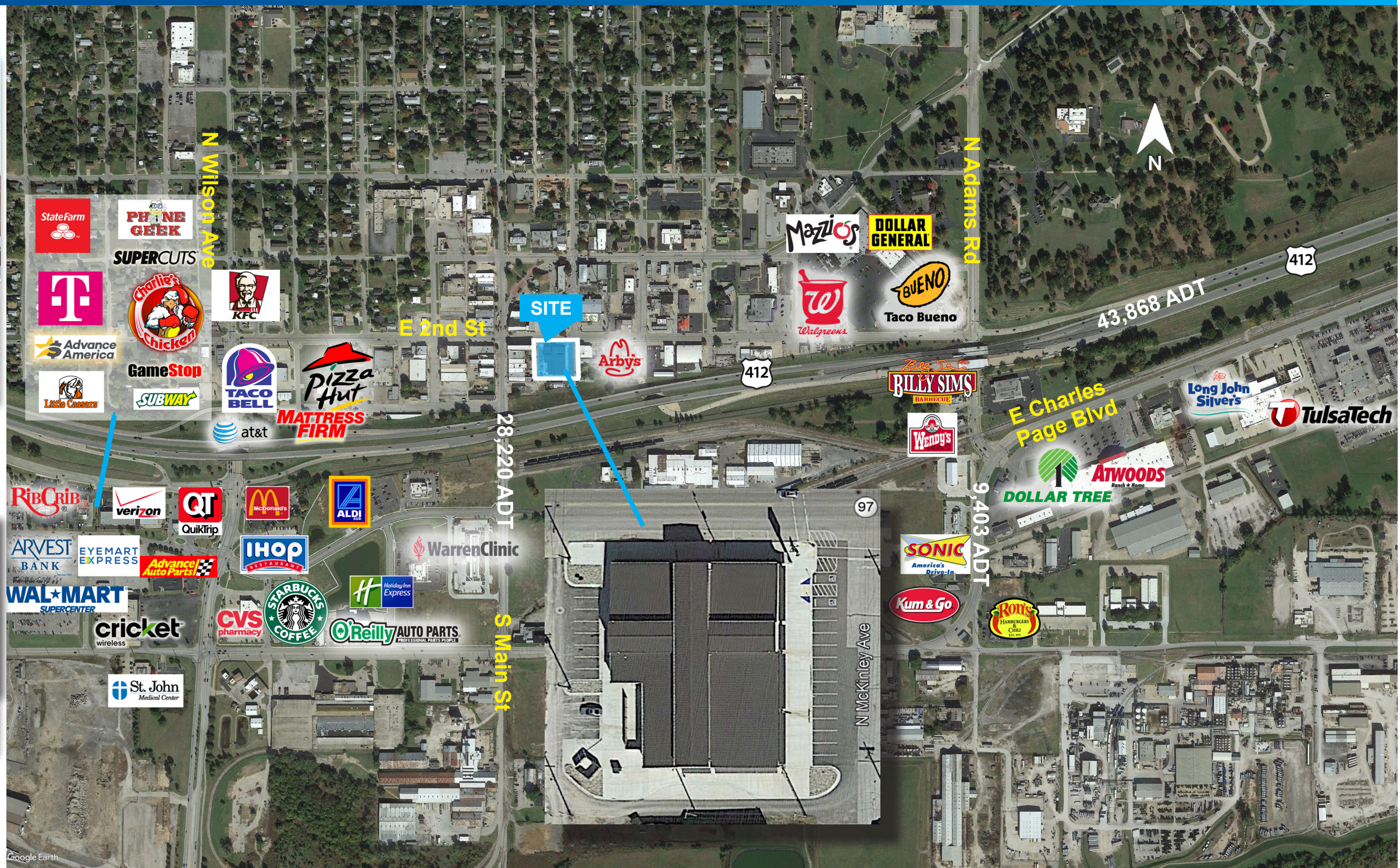
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Demographics

2019	1 Mile	3 Miles	5 Miles
Population	3,649	22,010	42,603
Average HH Income	\$67,504	\$63,801	\$63,522
Owner Occupied Units	798	5,322	11,158
Renter Occupied Units	609	3,076	5,189
Daytime Population	7,350	21,866	40,804
Business Count	359	779	1,376

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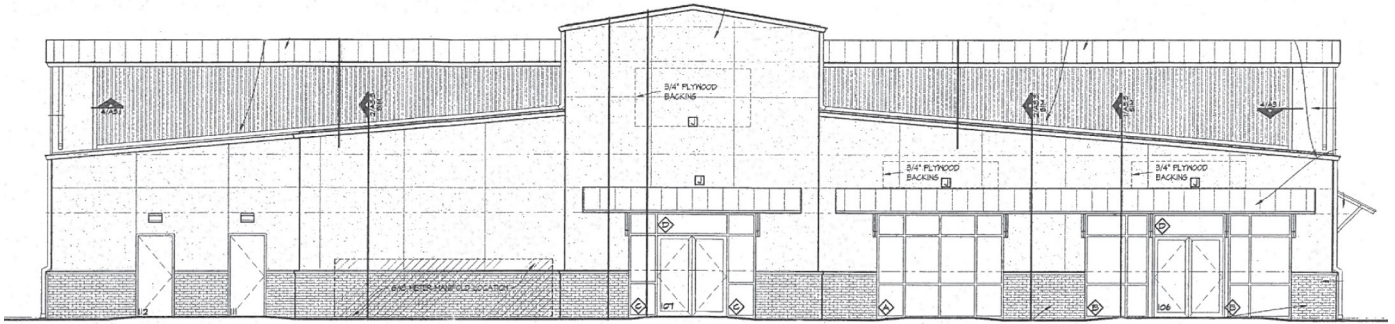
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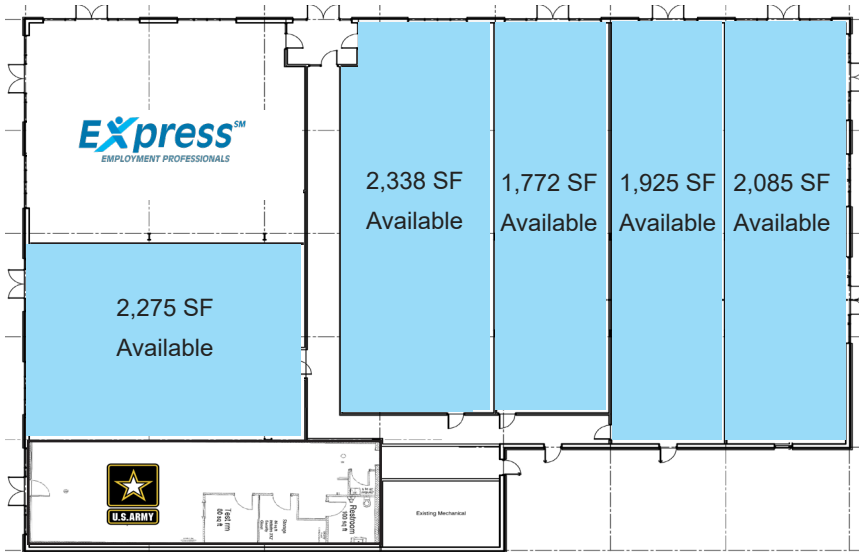
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Floor Plan



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