

OFFICE SPACE FOR LEASE

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3101 N. Hemlock Circle – Broken Arrow, Oklahoma

PROPERTY HIGHLIGHTS

- NEWLY RENOVATED OFFICE SUITES & COMMON AREAS
- AVAILABLE SPACES: SUITE 111 (2,408 SF)
- EASY ACCESS TO BROKEN ARROW EXPWY (HWY 51)
- ABUNDANT FRONT DOOR PARKING
- PARK LIKE SETTING WITH MATURE TREES



Traffic Count

INCOG 2022

24,481 Vehicles per day

S. 145th E. Ave. (Aspen)

12,682 Vehicles per day

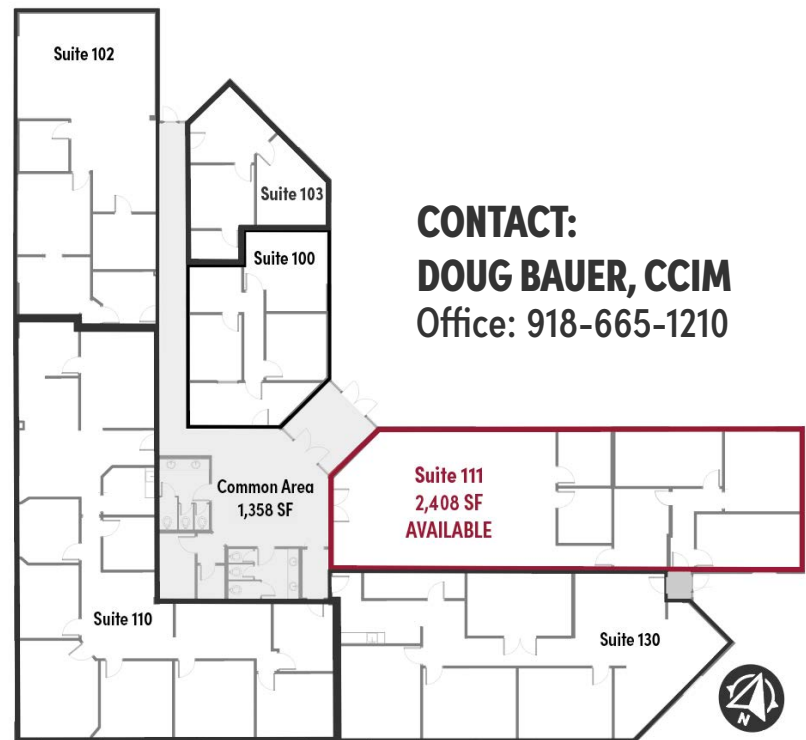
E. 61st St. (Albany)



2024 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	3,770	79,452	212,973
Households	1,769	30,856	82,736
Average HH Income	\$102,651	\$96,041	\$91,641



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E. 61st Street (W. Albany St.)

S. 145th E. Ave. (N. Aspen Ave.)



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