

FOR LEASE: 32,849 SF Anchor Tenant Space

THE SHOPS AT ADAMS ROAD | 510 E. Plaza Court, Sand Springs, OK



AVAILABLE



BAUER & ASSOCIATES, INC. REALTORS

"A Leader in Tulsa Commercial Real Estate Since 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136 | Office 918.665.1210 | Fax 918.665.6462 | www.BauerTulsa.com

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

THE SHOPS AT ADAMS ROAD - FOR LEASE

400-540 Plaza Court, Sand Springs, OK 74063



PROPERTY HIGHLIGHTS



BAUER & ASSOCIATES, INC.
P) 918-665-1210

- **VACANT ANCHOR SPACE AVAILABLE: 32,849 SF**
- **LEASABLE AREA: 98,122 SF**
- **REMAINING 65,273 SF LEASED**
- **PARKING LOT PAD SITE DEVELOPMENT POSSIBLE**
- **EXCELLENT EXPOSURE TO HWY 51/HWY 412**
(SAND SPRINGS EXPRESSWAY/KEYSTONE EXPRESSWAY)
- **ABUNDANT PARKING**
- **PROFESSIONALLY MANAGED**



2024 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	5,104	19,903	38,137
Households	2,027	7,904	15,244
Average HH Income	\$73,644	\$85,191	\$82,916



Traffic Count

INCOG 2022

45,421 Vehicles per day

Hwy 51/Hwy 412



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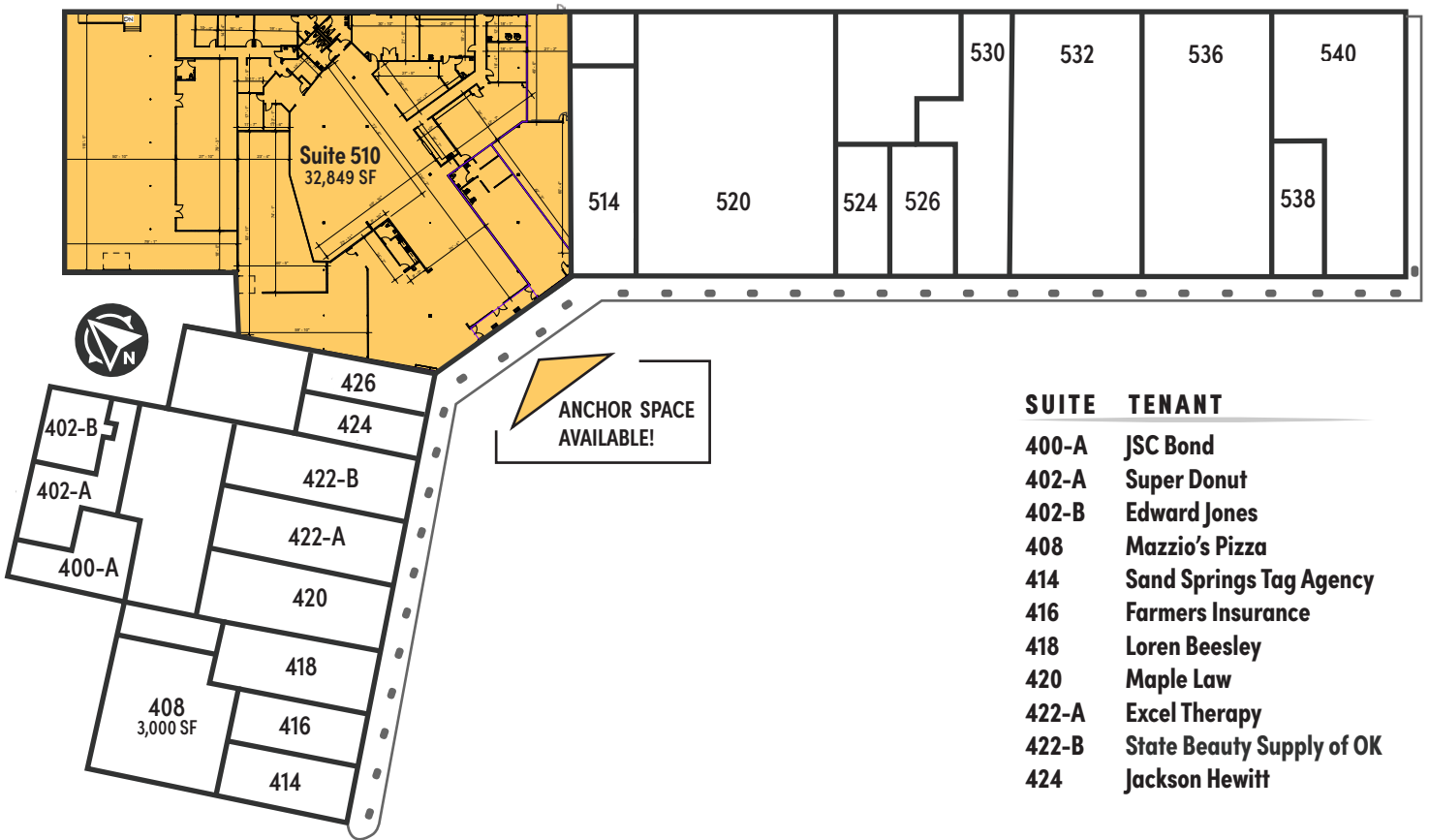
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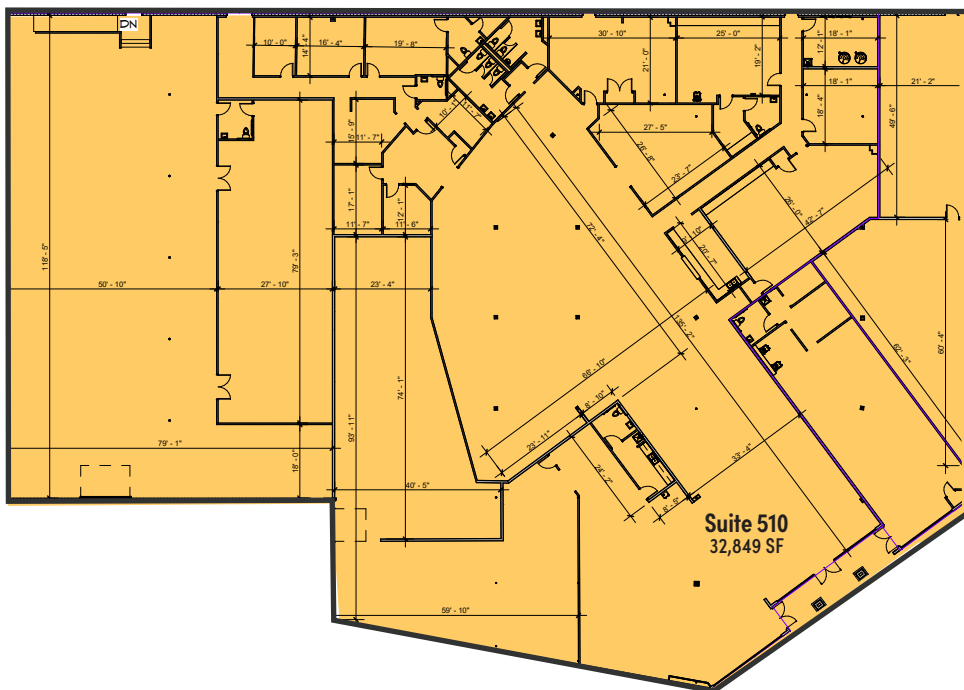
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SUITE	TENANT
400-A	JSC Bond
402-A	Super Donut
402-B	Edward Jones
408	Mazzio's Pizza
414	Sand Springs Tag Agency
416	Farmers Insurance
418	Loren Beesley
420	Maple Law
422-A	Excel Therapy
422-B	State Beauty Supply of OK
424	Jackson Hewitt



SUITE	TENANT
426	Metro by T-Mobile
▶ 510	VACANT ANCHOR SPACE
514	OSU Medical Center
520	Dollar General
524	Vapor Maven
526	Security Finance of OK
530	Spring Dental
532	Stanley's Get It Today
536	El Patron Cocina Mexicana
538	Pro Nails
540	Spoon Drug

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2023 Demographics

Source: COSTAR

	1 Mile	3 Miles	5 Miles
Population	5,730	21,204	39,866
Households	2,318	8,238	15,534
Average HH Income	\$52,586	\$66,711	\$68,504



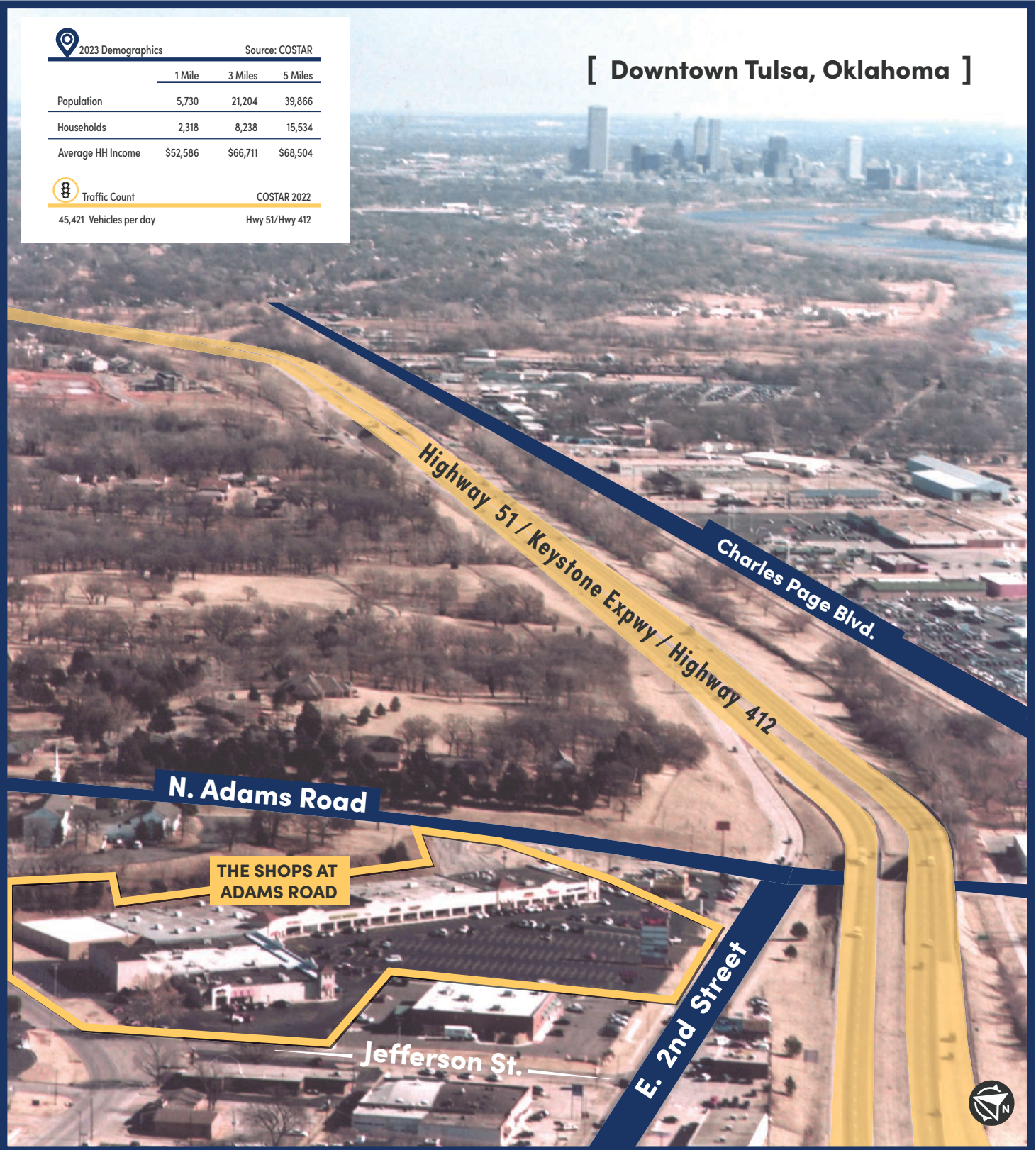
Traffic Count

COSTAR 2022

45,421 Vehicles per day

Hwy 51/Hwy 412

[Downtown Tulsa, Oklahoma]



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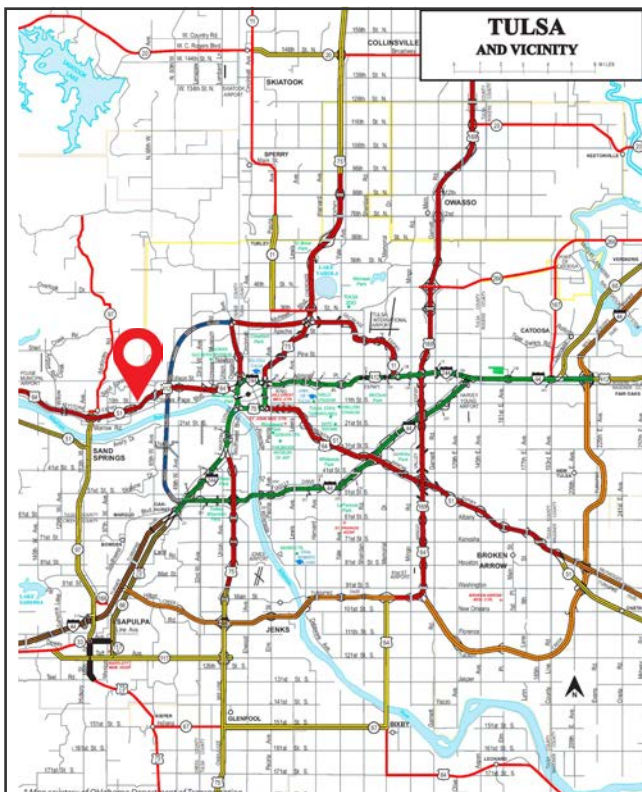
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NEARBY BUSINESSES

- HARBOR FREIGHT
- WALMART SUPERCENTER
- BANK OF OKLAHOMA
- SKATES ROLLERTAINMENT
- HOLIDAY INN EXPRESS
- ASCENSION ST. JOHN URGENT CARE
- MCDONALD'S
- QUIKTRIP
- ADVANCED AUTO PARTS
- ATWOODS
- DOLLAR TREE

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