



ADAMS CREEK TOWN CENTER

BROKEN ARROW RETAIL DEVELOPMENT

REGIONAL POWER CENTER Anchored by TARGET, LOWES, & CINEMARK
 E. Hillside Drive @ N. 23rd Street Broken Arrow, OK 74012

FOR MORE INFORMATION:

Matt Mardis
 Principal, Paine & Associates
 918-481-5380 ext.13
matt@paine-associates.com

Garrett Mahaney
 Principal, Paine & Associates
 918-481-5380 ext.11
garrett@paine-associates.com

Brian Paine
 Principal, Paine & Associates
 918-481-5380 ext.12
brian@paine-associates.com

Phillips Breckinridge
 Sales Associate, Paine & Associates
 918-629-6489
phillips@paine-associates.com



PROJECT OVERVIEW



LOCATION 2300 E. Hillside Dr.
Broken Arrow, OK 74012

RETAIL SPACE AVAILABLE

- 3,500 SF Shops (Can Be Split)
- 4,688 SF Shops (Can Be Split)
- \$39.00 PSF + NNN
- Outparcels Available Zoning C5
- Ground Lease or Build to Suit (Can Be Split)
 - 3.54 Acres Outparcel 1
 - 1.18 Acres Outparcel 2
 - 1.04 Acres Outparcel 3
 - 0.91 Acres Outparcel 4

PROPOSED TENANT LINEUP

Burlington, 5 Below, Home Goods, In the Raw, Bella Gusto, Shoe Dept. Encore, Books A Million, Bealls Home Centric, Kids Empire, Goldfish Swim School, Catrina Fresh, Fiora Nail Salon, Sparkle, Shake Shack, Coldstone Creamery, Surf Bar, Gung Ho, Jiffy Lube

HIGHLIGHTS

Regional Power Center, Excellent Demographics, Pylon Signage

TRAFFIC COUNTS

18,677 CPD County Line Road
25,700 CPD E. Kenosha Street
63,400 CPD B.A. Expressway

Over 6.2 Million Visits 2022 (*Placer.ai)

[VIEW VIDEO](#)

TRADE AREA

TARGET | LOWE'S | CINEMARK | DICKS SPORTING GOODS | MARSHALLS | AT&T | PETS MART | ULTA | MAURICES | T-MOBILE | US CELLULAR | ROSS | ASPEN DENTAL | MICHAELS | FAMOUS FOOTWEAR | OLIVE GARDEN | FIVE GUYS | PANDA EXPRESS | CHICKEN SALAD CHICK | SLIM CHICKENS | FREDDY'S FROZEN CUSTARD | CRUMBL COOKIES | SHAWARMA SHACK | CASA TEQUILA MEXICAN KITCHEN | IHOP | SANTA FE CATTLE | PIZZA HUT | BUFFALO WILD WINGS | HIBDON TIRES | CHILIS | GALLERIA FURNITURE & MORE | PIZZA HUT | SCOOTERS COFFEE | QUIK TRIP | WENDYS | LIFE CHURCH | WHATABURGER | SONIC



PROJECT SITE PLAN

TRADE AREA ANCHOR TENANTS

Target
DICK'S SPORTING GOODS
ROSS DRESS FOR LESS
Michaels
Marshalls

LOWE'S

Burlington
FIVE BELOW
HOME GOODS
BAMI
beats HOME
RIPARIA NAIL SALON

CINEMARK

CINEMA
18 SCREENS
2,892 TOTAL SEATS
50,602 S.F.

IHOP

HIBDON TIRE/PLUS

TOMMY'S EXPRESS CAR WASH

SANTA FE

TTCU
Federal Credit Union

200 SPACES

OUTPARCEL 1
10,945 SF
2.36 AC

OUTPARCEL 2
5,735 SF
1.18 AC

OUTPARCEL 3
45,987 SF
1.04 AC

OUTPARCEL 5
3,976 SF
0.91 AC

SHAKE SHACK
SLEEP BED
Pylon SIGN

142,254 SF
3.265 AC

NELSON
PAINÉ
COMMERCIAL REAL ESTATE

Parkes Development Group, LLC
5 PARKES COMPANY

TRADE AREA DEMOGRAPHICS

A prime location within an existing regional trade-area, Adams Creek Town Center is a power center boasting excellent demographics and accessibility (Broken Arrow Expressway). This retail development includes 22.20 Acres and is anchored by Target, Lowes, & Cinemark.

DEMOGRAPHICS AVG. HH INCOME

\$85,596 (3 Mi.)
\$88,753 (5 Mi.)
\$88,851 (10 Mi.)

POPULATION

55,947 (3 Mi.)
133,122 (5 Mi.)
396,494 (10 Mi.)

MEDIAN AGE

35.8 (3 Mi.)
36.3 (5 Mi.)
37.9 (10 Mi.)

TRAFFIC GENERATORS

25,700 CPD E. Kenosha Street
18,677 CPD County Line Road
63,400 CPD Broken Arrow Expressway

DRIVE TIME DEMOGRAPHICS AVG. HH INCOME

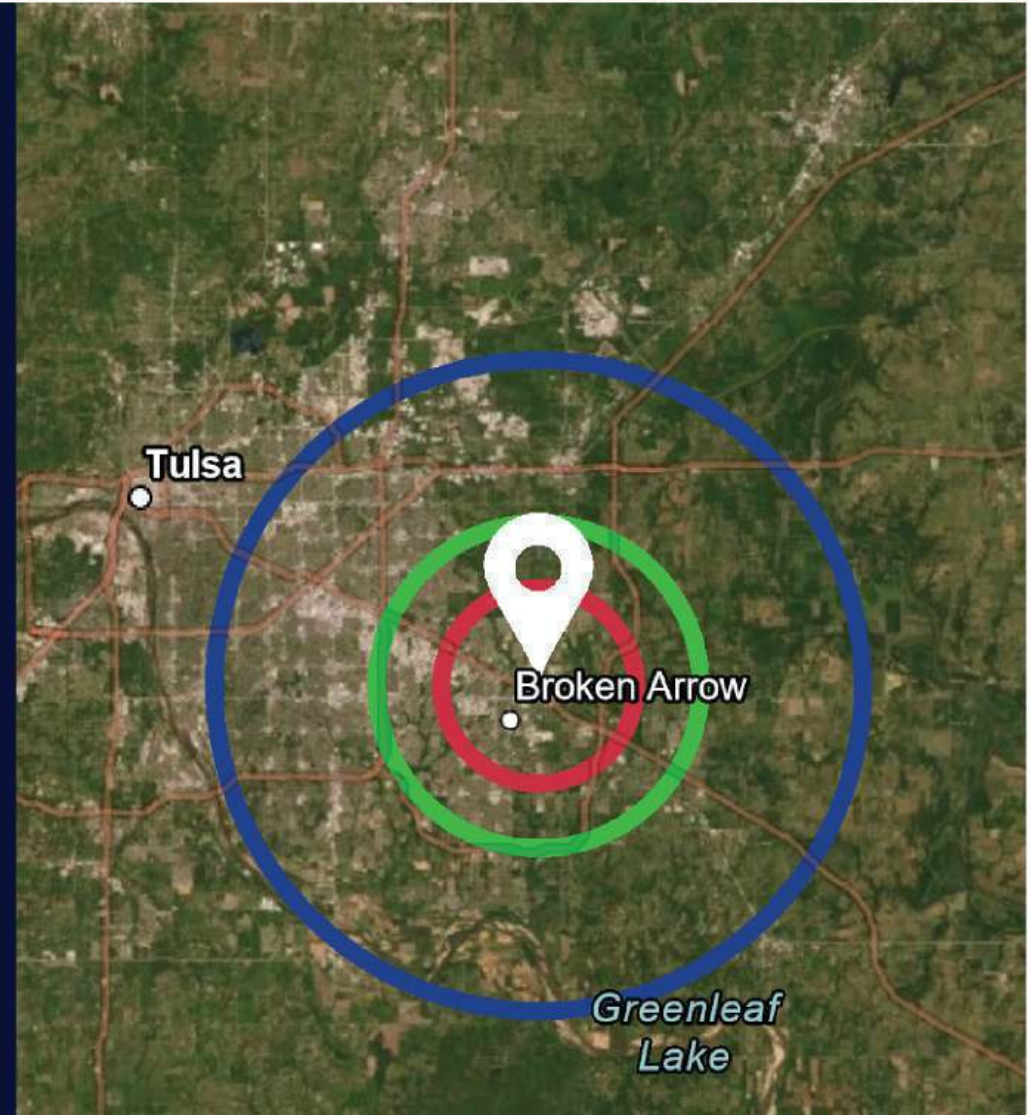
\$80,932 (10 Min.)
\$79,797 (15 Min.)
\$83,675 (20 Min.)

POPULATION

104,414 (10 Min.)
310,105 (15 Min.)
531,988 (20 Min.)

MEDIAN AGE

35.1 (10 Min.)
36.8 (15 Min.)
37.4 (20 Min.)



BROKEN ARROW IS RANKED
16 OUT OF TOP 25 CITIES TO START A BUSINESS in 2022.

