

LOT 6 - ASPEN RIDGE MULTI TENANT RETAIL BUILDING

REASOR'S
2025
Construction

Reasor's

100% LEASED

AVAILABLE

LOT 8
UNDER
CONSTRUCTION
NAIL SALON

1810-1822 W Norfolk Dr, Broken Arrow, OK

Property Description

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. The center is anchored by 60,000 SF Reasor's grocery store that opened August 2024. Joining Reasor's at Aspen Ridge include Kim & Go, Chick-Fil-A, Chipotle, Panda Express, Whataburger, Taco Bell, AT&T, Sport Clips and Freedom Carwash. Coming Soon: Freddy's, Picklemans and HTeaO. Other Area tenants include Walmart Super Center, Regal Theater, CVS Pharmacy and Starbucks.

Spaces	Lease Rate	Space Size
1822 W NORFOLK DR	\$37.00 - 41.00 SF/yr	1,657 SF
1818 W NORFOLK DR	\$37.00 - 41.00 SF/yr	1,609 SF
1814 W NORFOLK DR	\$37.00 - 41.00 SF/yr	1,609 SF
1810 W NORFOLK DR	\$37.00 - 41.00 SF/yr	1,642 SF

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VIDEO

Property Highlights

- Now available, delivered January 31, 2025
- Lot 6 (bldg 2) - Grocery anchored multi-tenant retail building up to ±6,500 SF, Min divisible ±1,609 SF
- End cap Drive thru available up to ±2,500 SF
- 65 ft bay depth
- West Norfolk Drive access and direct access from Reasor's site
- Reasor's (grocery) now open
- New 170 Unit Class A Multi-family development - March 2025 construction kick-off
- Easy access to the Creek Turnpike (37,309 VPD)
- Other area retailers include Walmart Supercenter, CVS Pharmacy, and Starbucks.
- Controlled traffic signal on Aspen (E 145th St) - 10,400 VPD

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S Aspen Ave (145th E Ave) - 10,400 VPD



Lot 5 & 6

Creek Turnpike - 37,309 VPD

E 121st St S- 7,200 VPD



S Elm PI (161st E Ave) - 20,800 VPD



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Exterior



Exterior - West



Exterior - East

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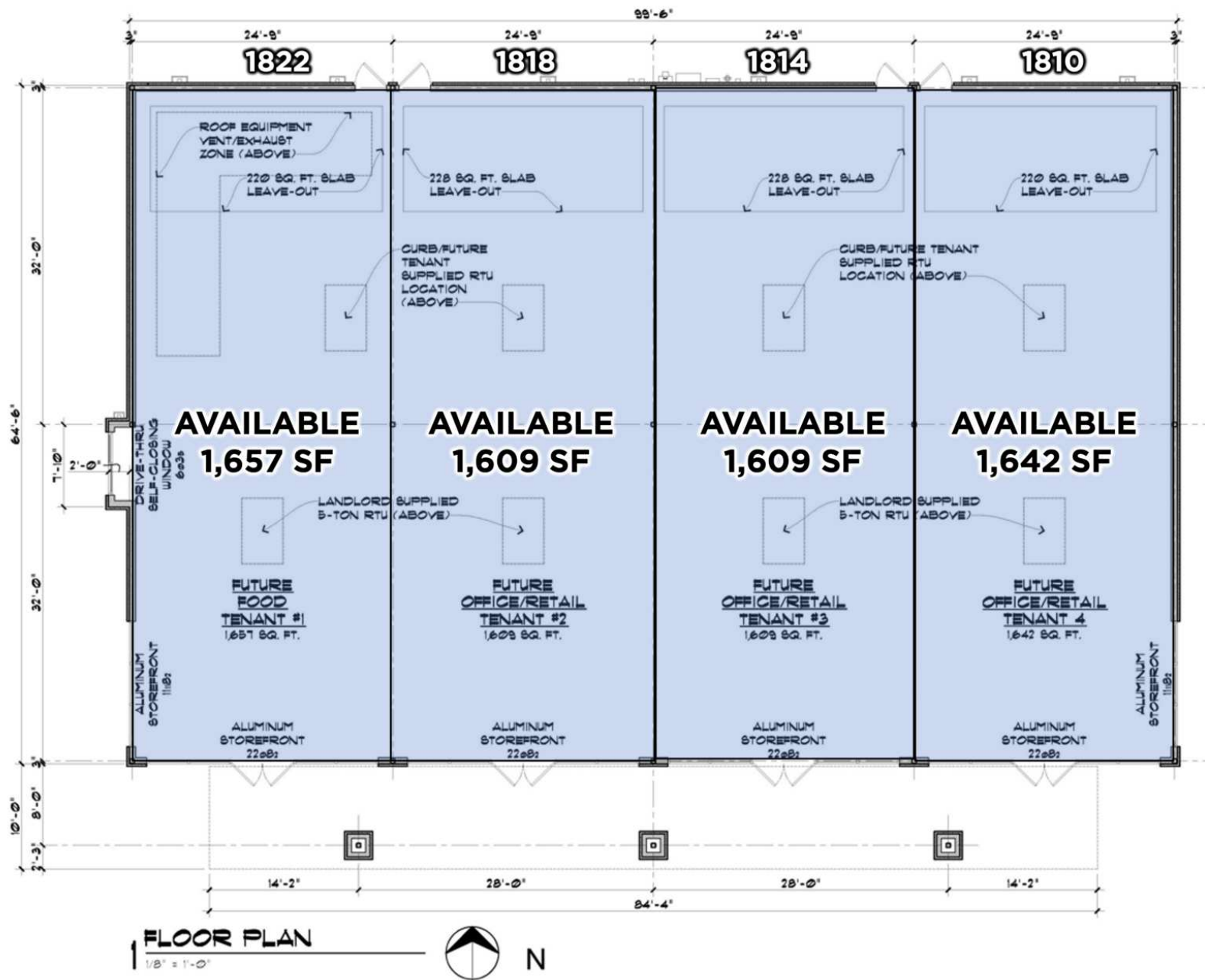
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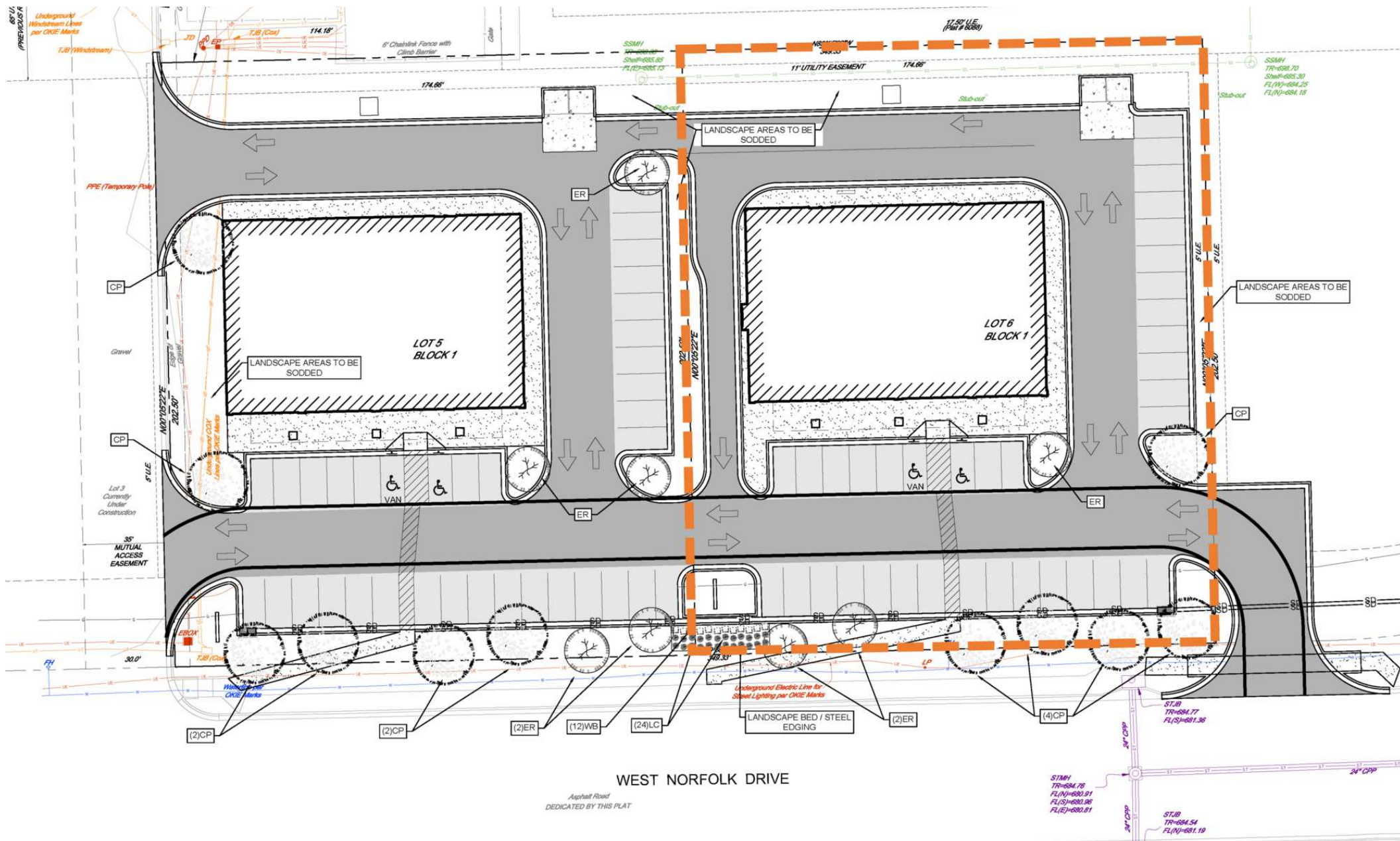
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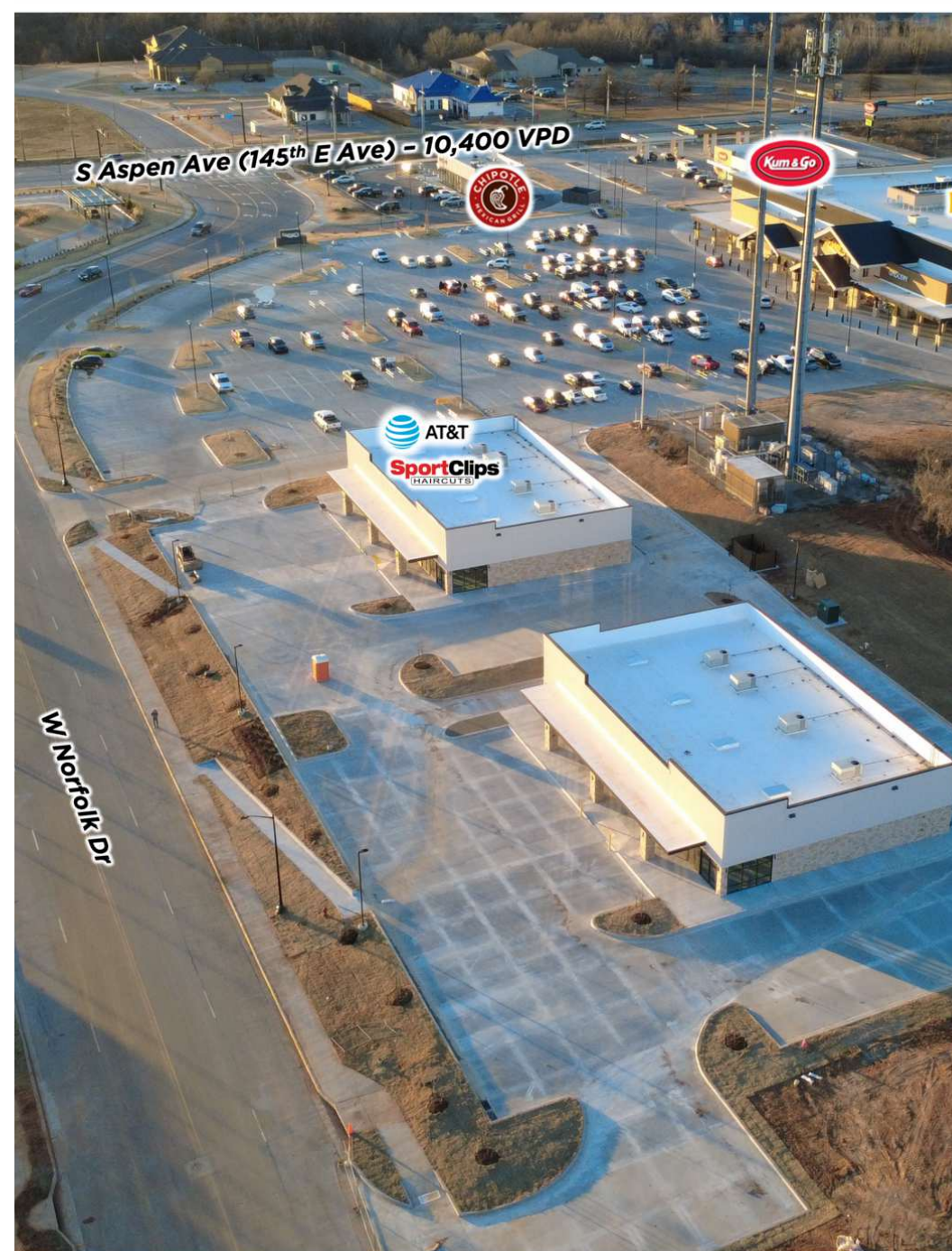
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Population	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	54,634	114,685	224,095
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	39	39	38
AVERAGE AGE (FEMALE)	41	41	41
Households & Income	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	20,360	42,776	87,124
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$107,907	\$112,569	\$111,801
AVERAGE HOUSE VALUE	\$289,827	\$307,347	\$310,278

Demographics data derived from AlphaMap



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