

# OFFICE - RETAIL SPACE FOR LEASE

## 400 S. Elm Place, Broken Arrow, OK

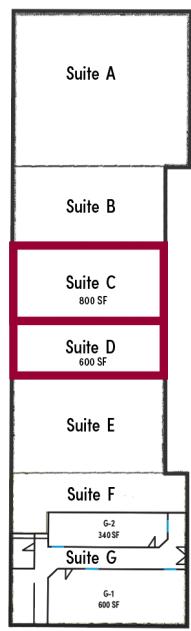


## PROPERTY HIGHLIGHTS

- **SPACE AVAILABLE: SUITE C (800 SF) | SUITE D (600 SF)**
- **OPEN FLOOR PLAN**
- **FRONT DOOR PARKING**
- **EASY & CONVENIENT ACCESS TO BA EXWY (HWY 51)**
- **CLOSE TO THE ROSE DISTRICT**
- **SOUTH ELM FRONTAGE: 23,462 CARS PER DAY (INCOG 2024)**

	1 MILE	3 MILES	5 MILES
POPULATION	9,667	73,180	171,749
HOUSEHOLDS	3,955	27,864	66,884
AVERAGE HH INCOME	\$95,726	\$118,617	\$114,170

DEMOGRAPHICS - SOURCE ESRI 2025



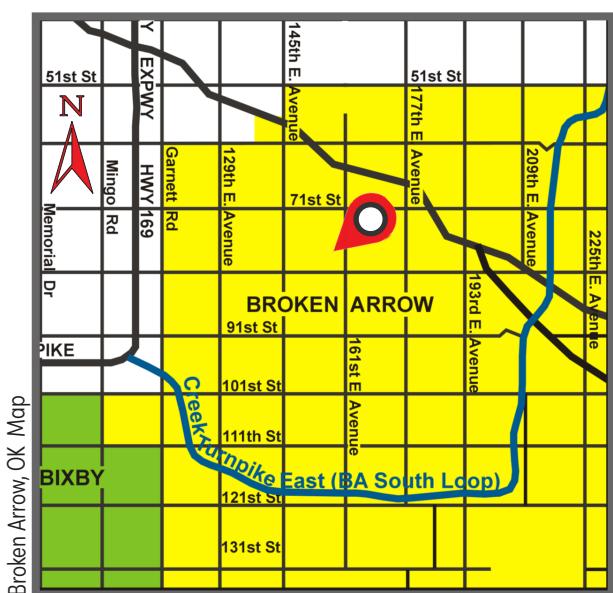
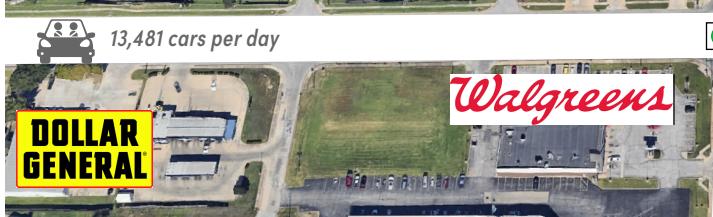
**BAUER & ASSOCIATES, REALTORS®**  
“A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979”  
Commercial - Industrial - Investment Property - Property Management

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### NEARBY BUSINESSES

CHURCH'S CHICKEN

WALGREENS

CATRINA FRESH MEX

FARMERS INSURANCE

STATE FARM INSURANCE

DUFFY'S RESTAURANT

CONEY DEPOT

DOLLAR GENERAL



### TRAFFIC COUNT

INCOG 2024

23,462 Vehicles per day

S. Elm Place

13,481 Vehicles per day

W. Houston St.

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