

OFFICE - RETAIL SPACE FOR LEASE

400 S. Elm Place, Broken Arrow, OK

BAUER
& ASSOCIATES
REALTORS®

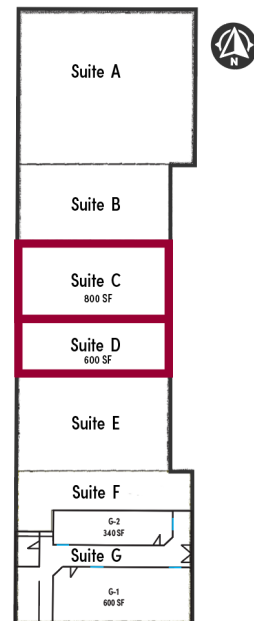


PROPERTY HIGHLIGHTS

- **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

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

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.

SHEILA COOPER

Cell: 918-724-5140

scooper@bauertulsa.com

OFFICE - RETAIL SPACE FOR LEASE

400 S. Elm Place, Broken Arrow, OK

BAUER
& ASSOCIATES
REALTORS®



W. El Paso St.

SPACE FOR LEASE!
400 S. Elm Pl. - BA

State Farm

Meadow Heights
Shopping Center

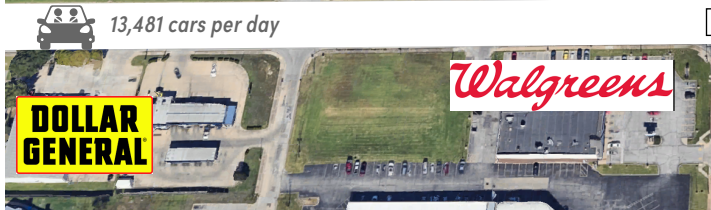
Fellers Auto
Specialist

23,462 cars per day

S. Elm Place (S. 161st E. Ave.)



W. Houston Street (E. 81st Street)



NEARBY BUSINESSES

CHURCH'S CHICKEN

CATRINA FRESH MEX

STATE FARM INSURANCE

CONEY DEPOT

WALGREENS

FARMERS INSURANCE

DUFFY'S RESTAURANT

DOLLAR GENERAL



TRAFFIC COUNT

23,462 Vehicles per day

13,481 Vehicles per day

INCOG 2024

S. Elm Place

W. Houston St.

BAUER & ASSOCIATES, REALTORS®

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management



SHEILA COOPER

Office: 918-665-1210

Cell: 918-724-5140

scooper@bauertulsa.com