



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

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Parkes Development Group, LLC
A PARKES COMPANY

PROJECT OVERVIEW



LOCATION E. Hillside Dr. at N. 23rd St.
Broken Arrow, OK 74012

SIZE 4-25,000 SF AVAILABLE

22.20 Acres, ZONING: C5

- 3,540 SF Suite 2030
- 3,500 SF Shops
- 4,524 SF End-Cap
- 3,500-7,000 SF Restaurant

PROPOSED TENANT LINEUP

Burlington's | Five Below | Home Goods | Shoe Dept. Encore | Books A Million | Bealls | Kids Empire | Goldfish Swim School | Catrina Fresh | Opal Nail Salon | Sparkle | Coldstone Creamery

RATE

\$39.00 PSF + NNN

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](#)

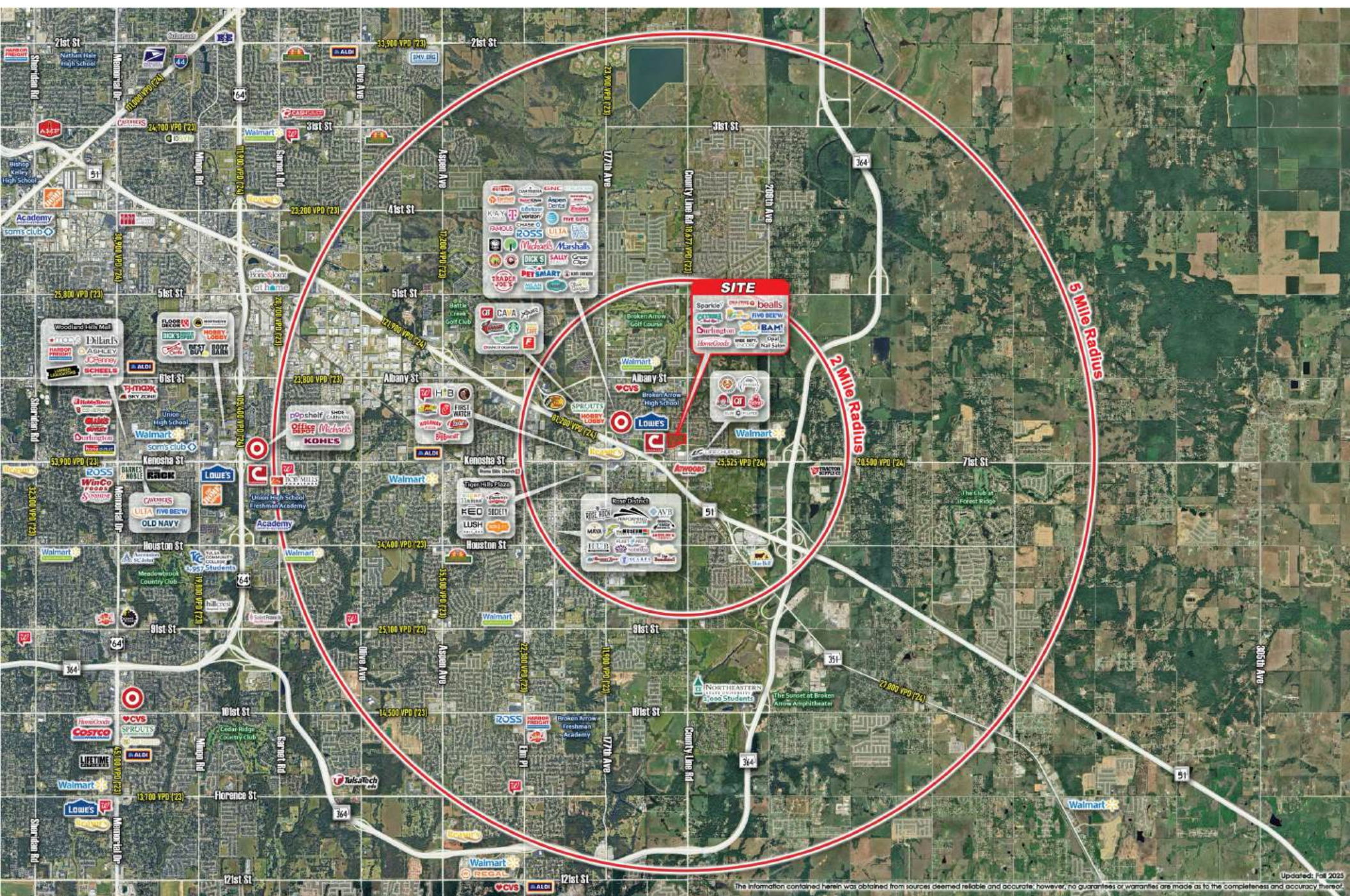
TRADE AREA

TARGET | LOWES | CINEMARK | DICKS SPORTING GOODS | MARSHALLS | AT&T | PETSMART | 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 | WENDY'S | LIFE CHURCH | WHATABURGER | SONIC





TRADE AREA - REGIONAL POWER CENTER



The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof. Updated: Fall 2023

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.)

DRIVE TIME DEMOGRAPHICS AVG. HH INCOME

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

POPULATION

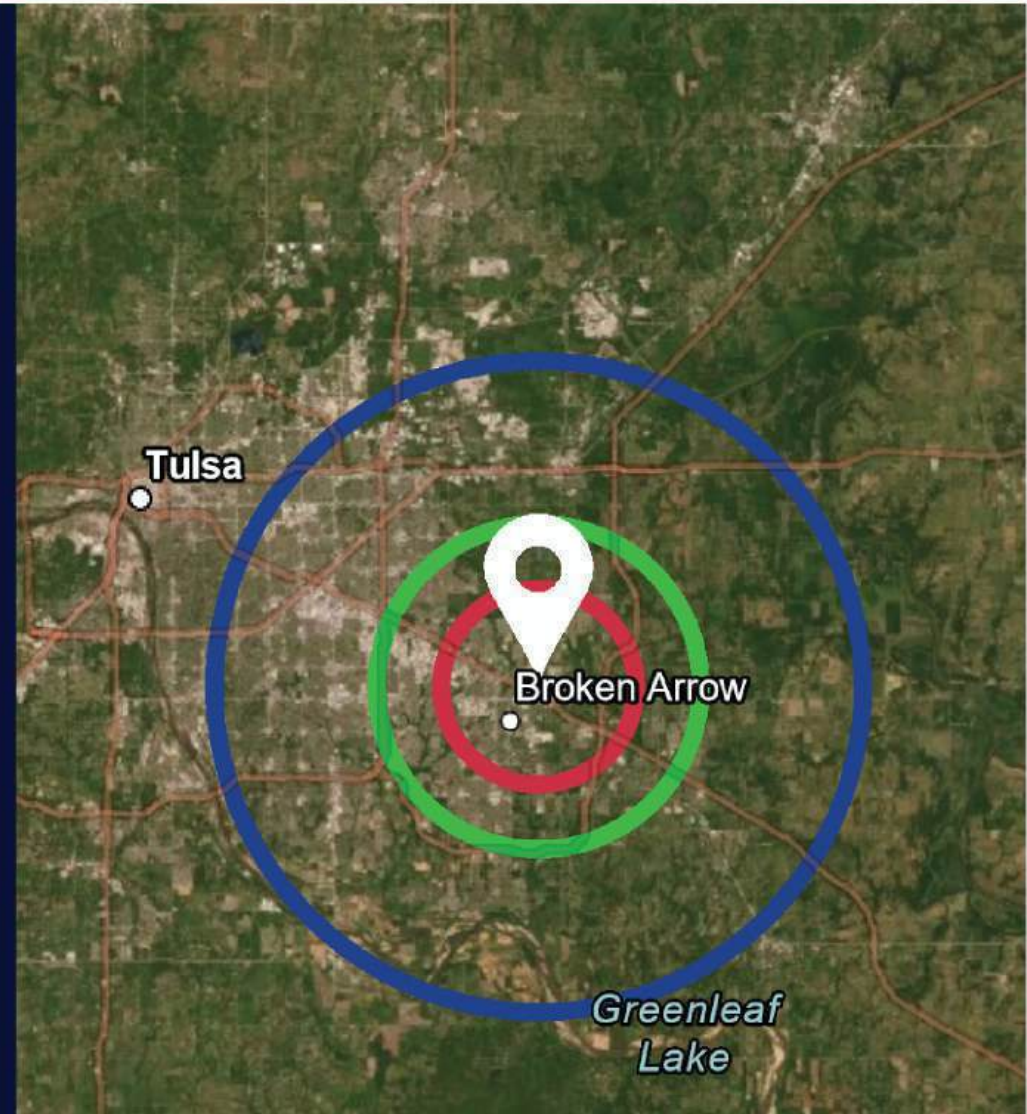
104,414 (10 Min.)
310,105 (15 Min.)
531,988 (20 Min.)

MEDIAN AGE

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

TRAFFIC GENERATORS

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



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

