

VANDEVER ACRES SHOPPING CENTER

732 W NEW ORLEANS ST, BROKEN ARROW, OK 74012



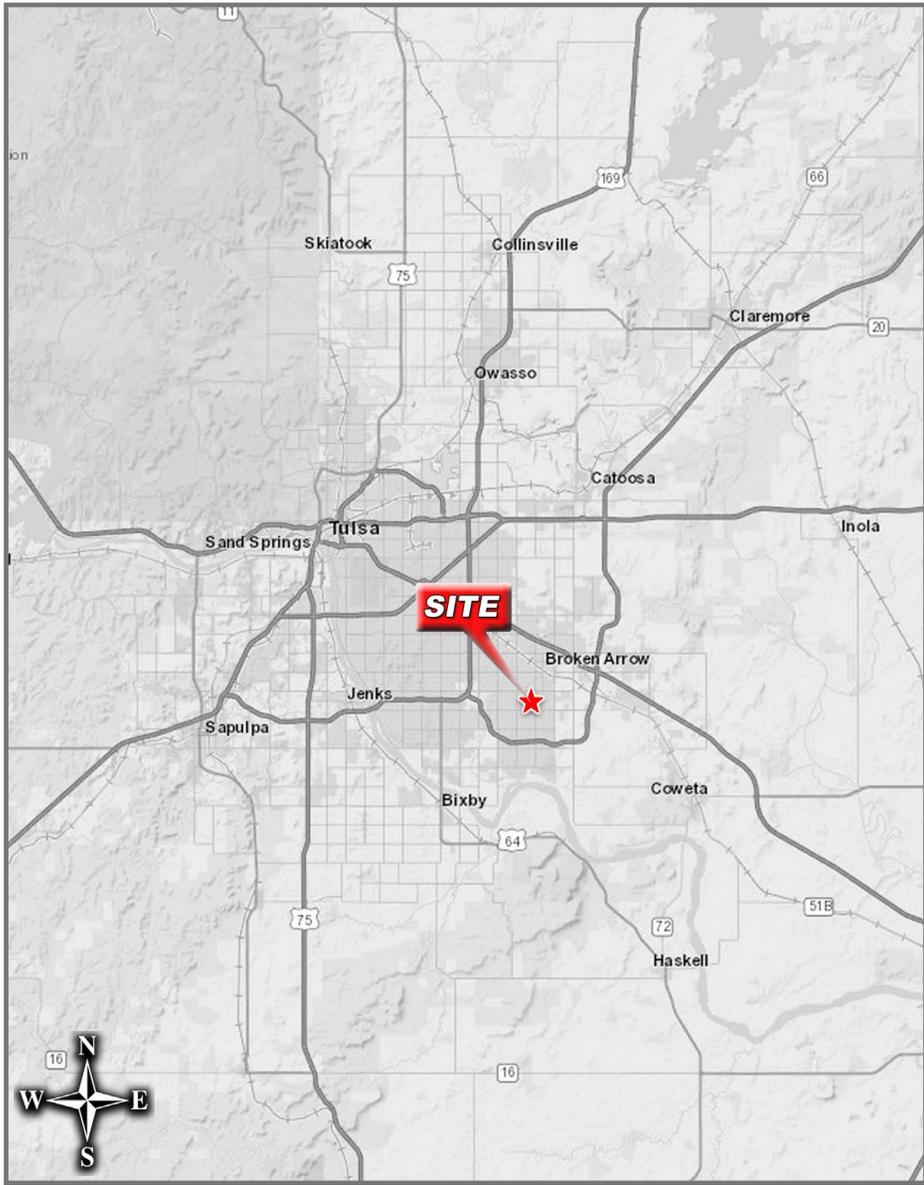
DANNY OJEDA
(405).206.9659
DANNY.OJEDA@RSG-CRE.COM

ANDERSON INMAN
(405).888.0330
ANDERSON.INMAN@RSG-CRE.COM

CHARLIE COVINGTON
(405) 808-3127
CHARLIE.COVINGTON@RSG-CRE.COM

RETAIL SITE GROUP, LLC
2932 NW 122ND STREET, STE 7
OKLAHOMA CITY, OK 73120

732 W NEW ORLEANS ST, BROKEN ARROW, OK 74012 - OVERVIEW



Property Details & Highlights

- Suite 128
- Suite 116
- 2,000 SF Available
- SF Available
- \$16/sf + NNN
- \$14/sf + NNN
- Prime location along W New Orleans St (101st St) in Broken Arrow
- Part of the established Vandever Acres Shopping Center
- ±49,742 SF multi-tenant retail center
- Strong visibility and easy access from a major east-west corridor
- Surrounded by dense residential neighborhoods and complementary retail

Traffic Counts

- W New Orleans St (101st St): 14,500 VPD (ODOT '23)
- Elm PI: 22,300 VPD (ODOT '23)

Demographic Snapshot - 1-3-5 Mile Radius Rings

	2025 POP.	DAYTIME POP.	AVG HH INCOME
1 Mile	11,694	9,234	\$89,398
3 Miles	62,879	50,970	\$106,802
5 Miles	140,779	129,684	\$113,273



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732 W NEW ORLEANS ST, BROKEN ARROW, OK 74012 - PROPERTY PHOTOS



14,500 VPD (23)

W New Orleans St



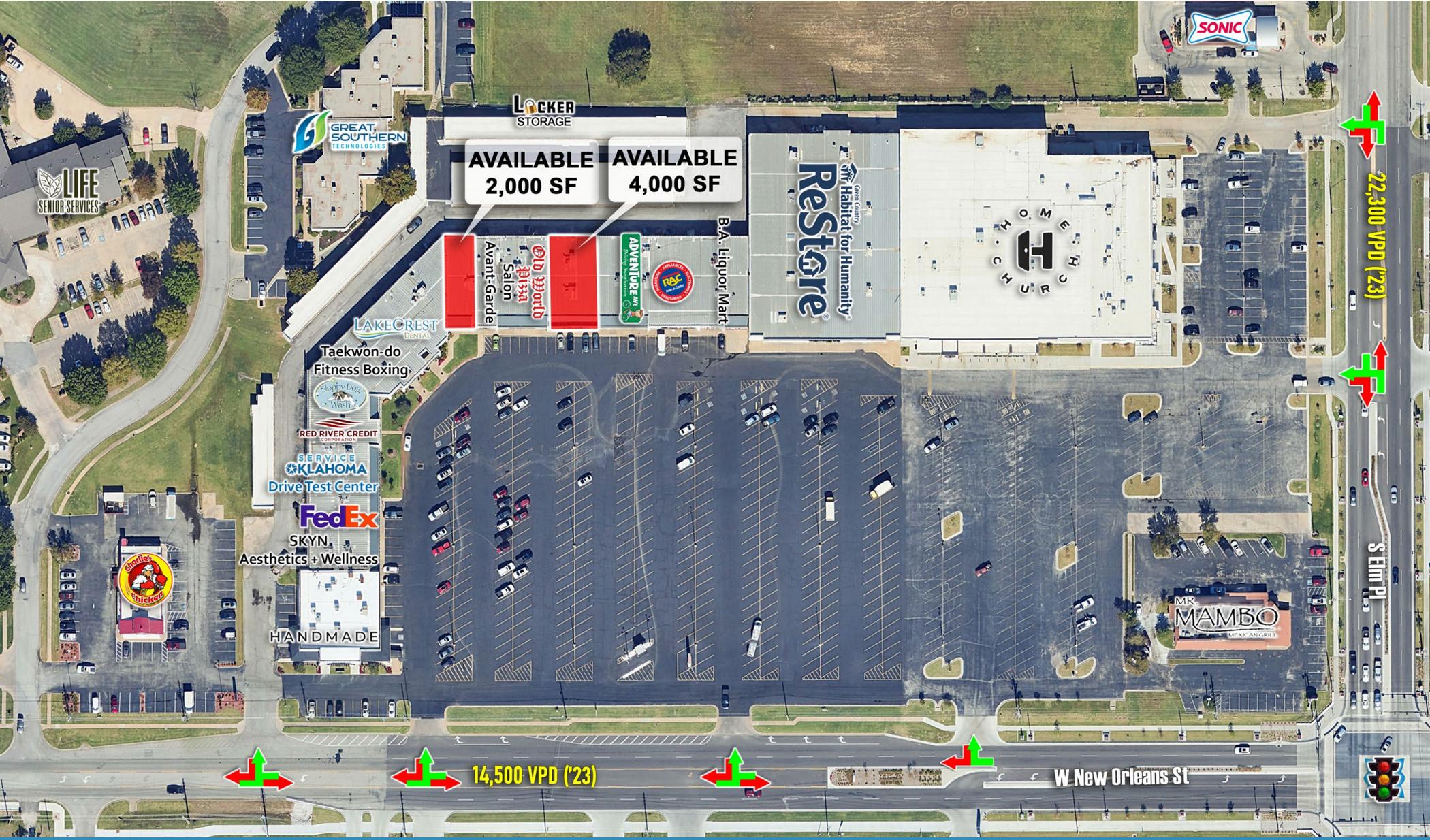
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732 W NEW ORLEANS ST, BROKEN ARROW, OK 74012 - SITE AERIAL



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732 W NEW ORLEANS ST, BROKEN ARROW, OK 74012 - RETAIL AERIAL



DANNY OJEDA
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