

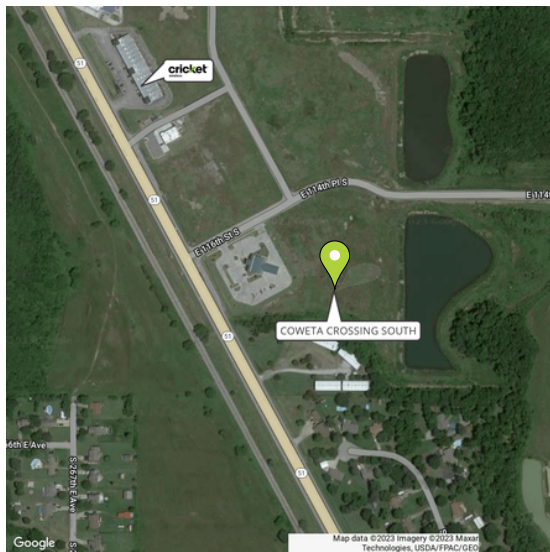
BUILD TO SUIT LEASE



## COWETA CROSSING SOUTH

\$ \$18.00 + NNN

↻ 22,000 SF



### SITE DESCRIPTION

Retail/office lease just to the south of Walmart between Broken Arrow and Coweta, in the heart of the retail corridor off HWY 51. Large housing development next door is being built. Build to suit up to 11,500 sf of retail or office. Current site plan is (2) 11,500 sf retail buildings.

FOR MORE INFORMATION CONTACT:

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Property Photos



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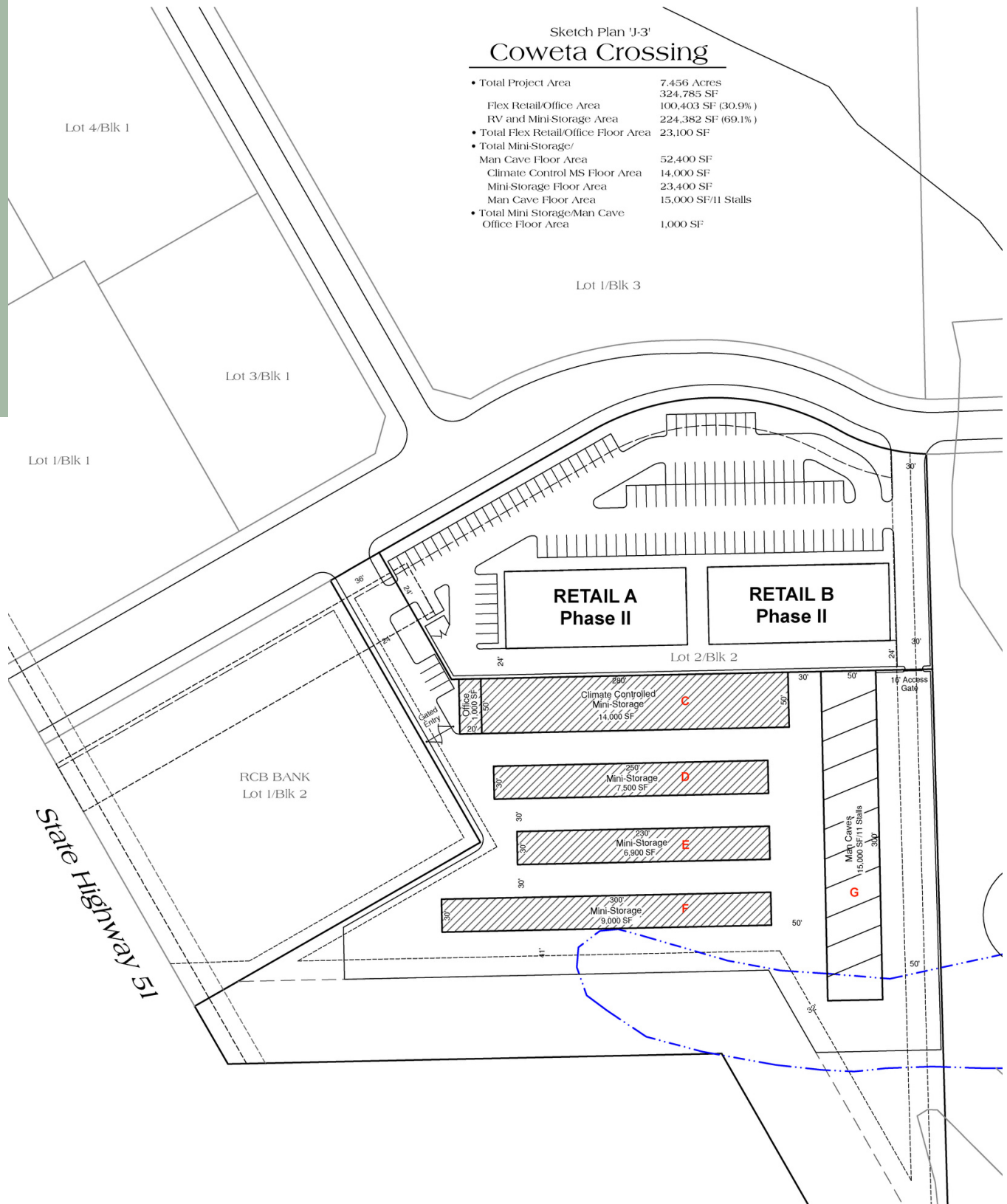
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# COWETA CROSSING SOUTH

Site Plan

## Sketch Plan 'J-3' Coweta Crossing

• Total Project Area	7.456 Acres
	324,785 SF
• Flex Retail/Office Area	100,403 SF (30.9%)
• RV and Mini-Storage Area	224,382 SF (69.1%)
• Total Flex Retail/Office Floor Area	23,100 SF
• Total Mini-Storage/	
Man Cave Floor Area	52,400 SF
Climate Control MS Floor Area	14,000 SF
Mini-Storage Floor Area	23,400 SF
Man Cave Floor Area	15,000 SF/11 Stalls
• Total Mini-Storage/Man Cave	
Office Floor Area	1,000 SF



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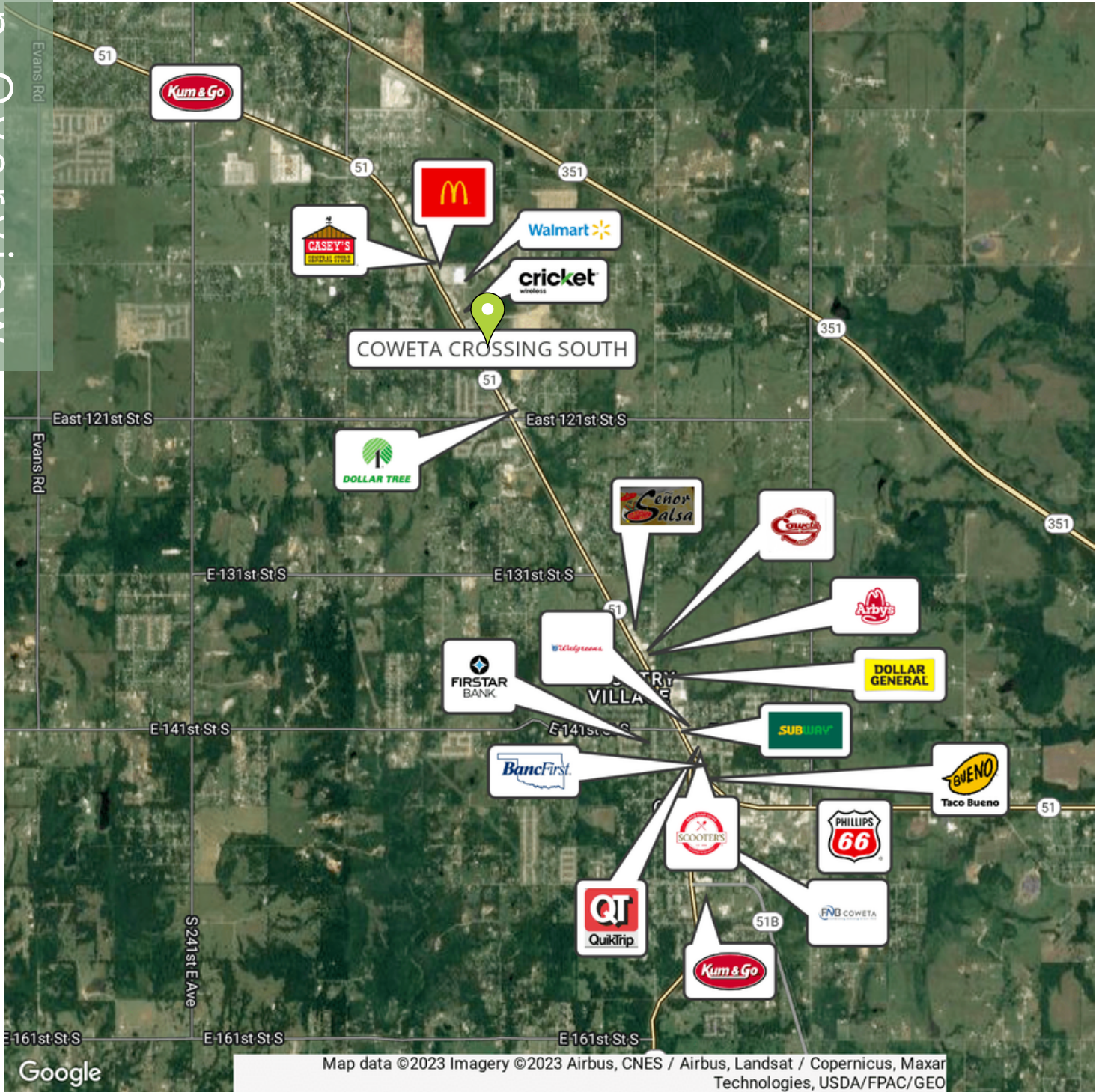
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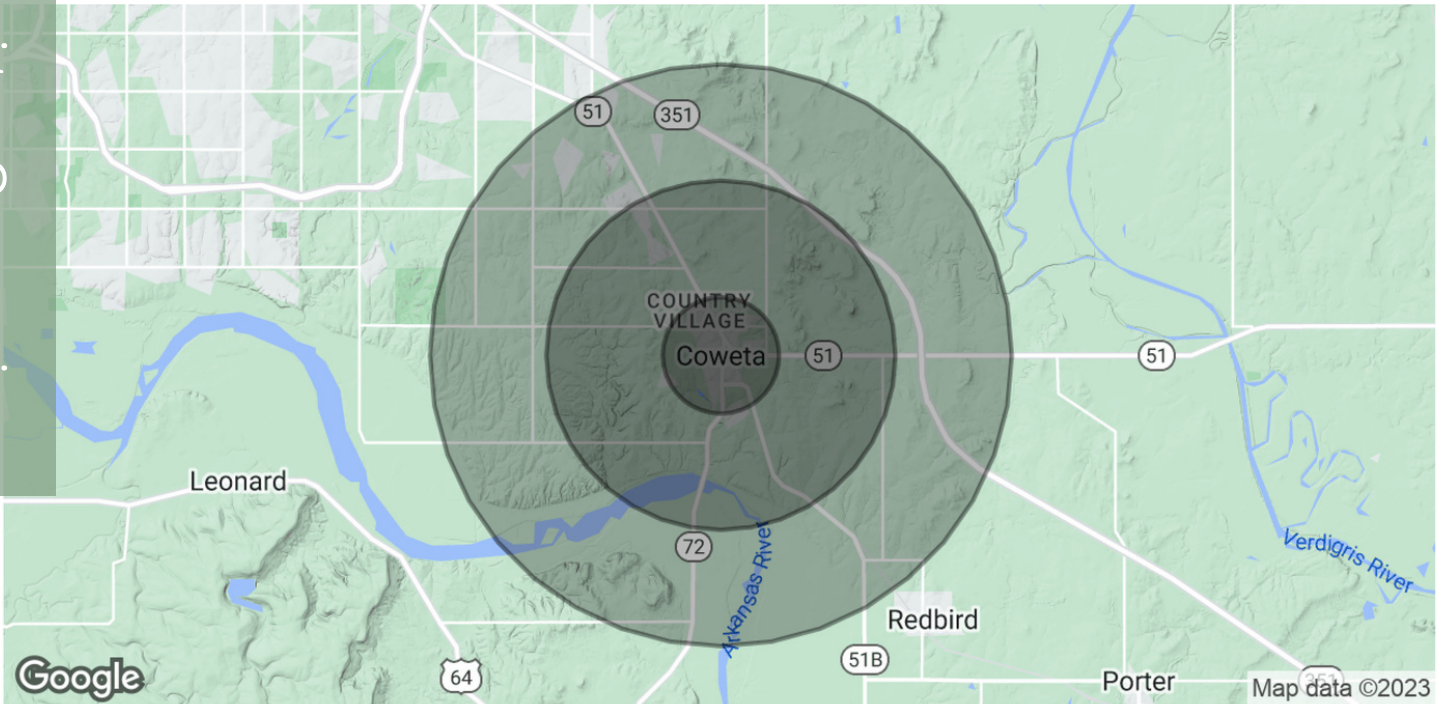
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# COWETA CROSSING SOUTH



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,547	9,852	16,227
Average Age	35.4	35.8	37.8
Average Age (Male)	33.1	34.0	35.4
Average Age (Female)	36.2	36.0	38.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,002	3,828	6,216
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$59,267	\$62,807	\$70,743
Average House Value	\$133,842	\$154,717	\$185,850

\* Demographic data derived from 2020 ACS - US Census

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