

701-725 W. Washington Street, Broken Arrow, OK 74012

Shopping Center For Sale

ONYX  
REALTY  
GROUP



**Shopping Center For Sale | 701-725 W. Washington Street | Broken Arrow, OK 74012**

City of Broken Arrow, Tulsa County

The opportunity to acquire a fully stabilized neighborhood shopping center in the heart of Broken Arrow is rarely available. Located along W. Washington Street just minutes from the Rose District, this 100% occupied retail center offers immediate cash flow, strong long-term tenancy, and excellent visibility in a high-traffic corridor. With established surrounding retail, ample parking, and future development potential, the property presents a compelling investment for buyers seeking both stability and upside.

**ONYX REALTY GROUP, LLC**  
Commercial Development - Investment Property

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.

**NORA GORDON, NAR**  
**918-808-5930**

# PROPERTY HIGHLIGHTS

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## Property Overview

- Asset Type: Neighborhood Shopping Center (Retail)
- Total Building Size: ±63,216 SF
- Parking: ±252 surface spaces
- Zoning: CG (Commercial General)
- Occupancy: 100% Leased

## Investment Highlights

- Fully occupied center with a strong mix of long-term tenants
- Just minutes from Broken Arrow's Rose District
- Located along W. Washington St. with strong daily traffic counts
- Excess land on the west parking lot allows for additional building(s) or future redevelopment
- P&L statements and rent rolls available upon request

## Site & Property Features

- 24-Hour Access
- Pylon Signage
- Signalized Intersection
- Dedicated Turn Lane
- On-Site Signage Opportunities
- Storage Space

	1 Mile	3 Miles	5 Miles
Population	11,474	66,695	157,202
Households	4,578	25,191	61,137
Average HH Income	\$83,838	\$104,191	\$111,980

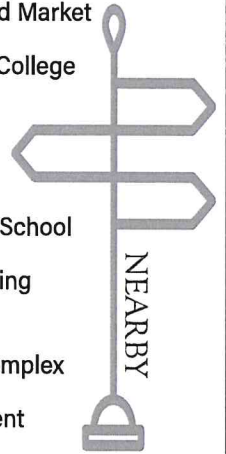
DEMOGRAPHICS - SOURCE ESRI 2025



12,666 Vehicles per day - W. Washington St.  
21,889 Vehicles per day - S. Elm Place

TRAFFIC COUNT - SOURCE INCOG 2024

- Walmart Neighborhood Market
- Broken Arrow Beauty College
- Bank of America
- Southern Agriculture
- Oak Crest Elementary School
- Broken Arrow Performing Arts Center
- Arrowhead Softball Complex
- Tulsa Health Department



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on Street, Broken Arrow, OK 74012

E. 81st

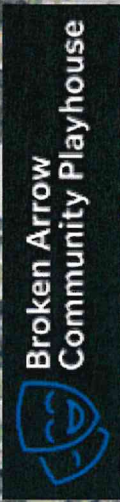


Oak C

ARROW



S. MAIN ST.



ELM PLACE



S. E. 91st St./W. Washington St.

21899 VPD

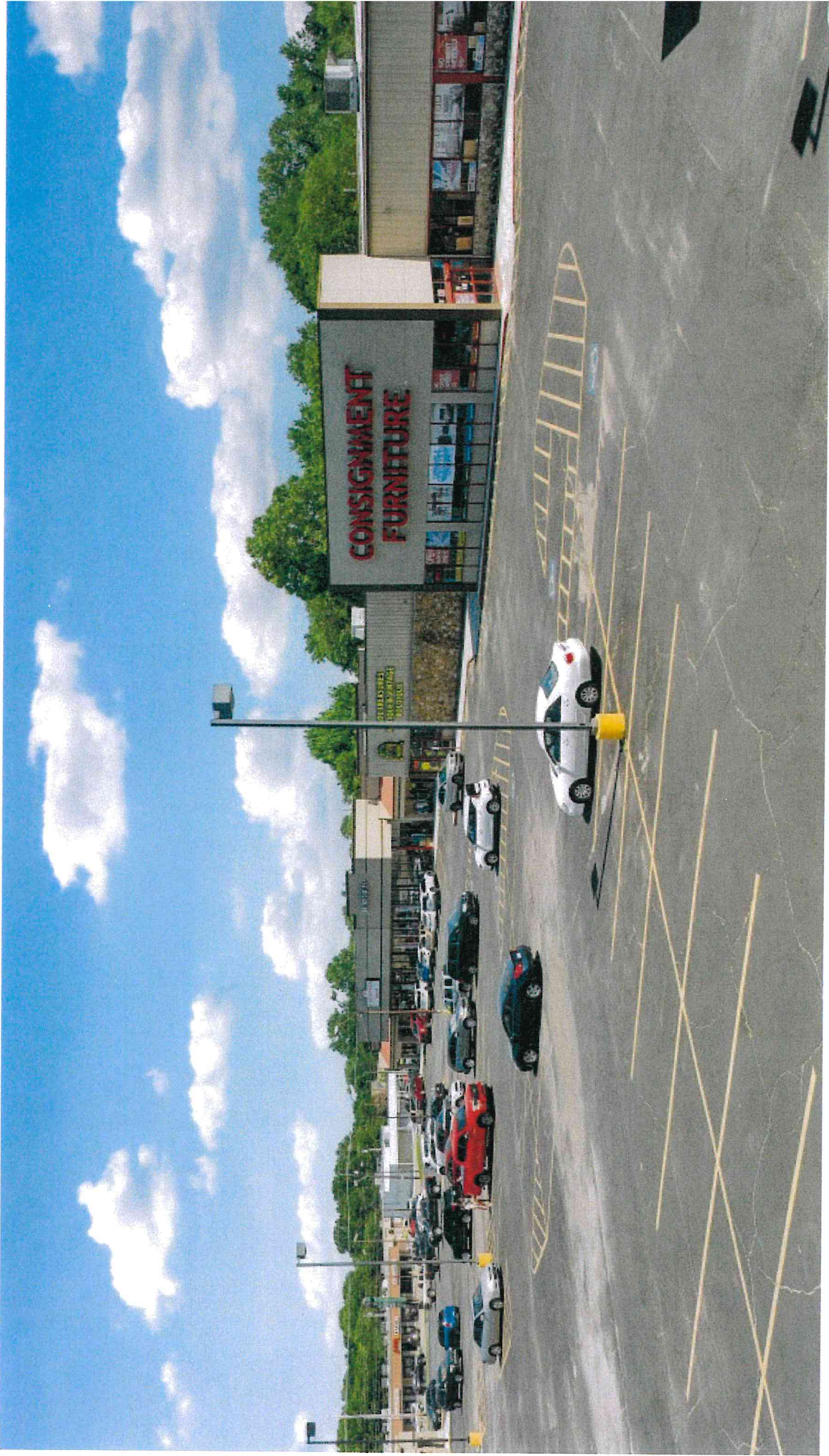
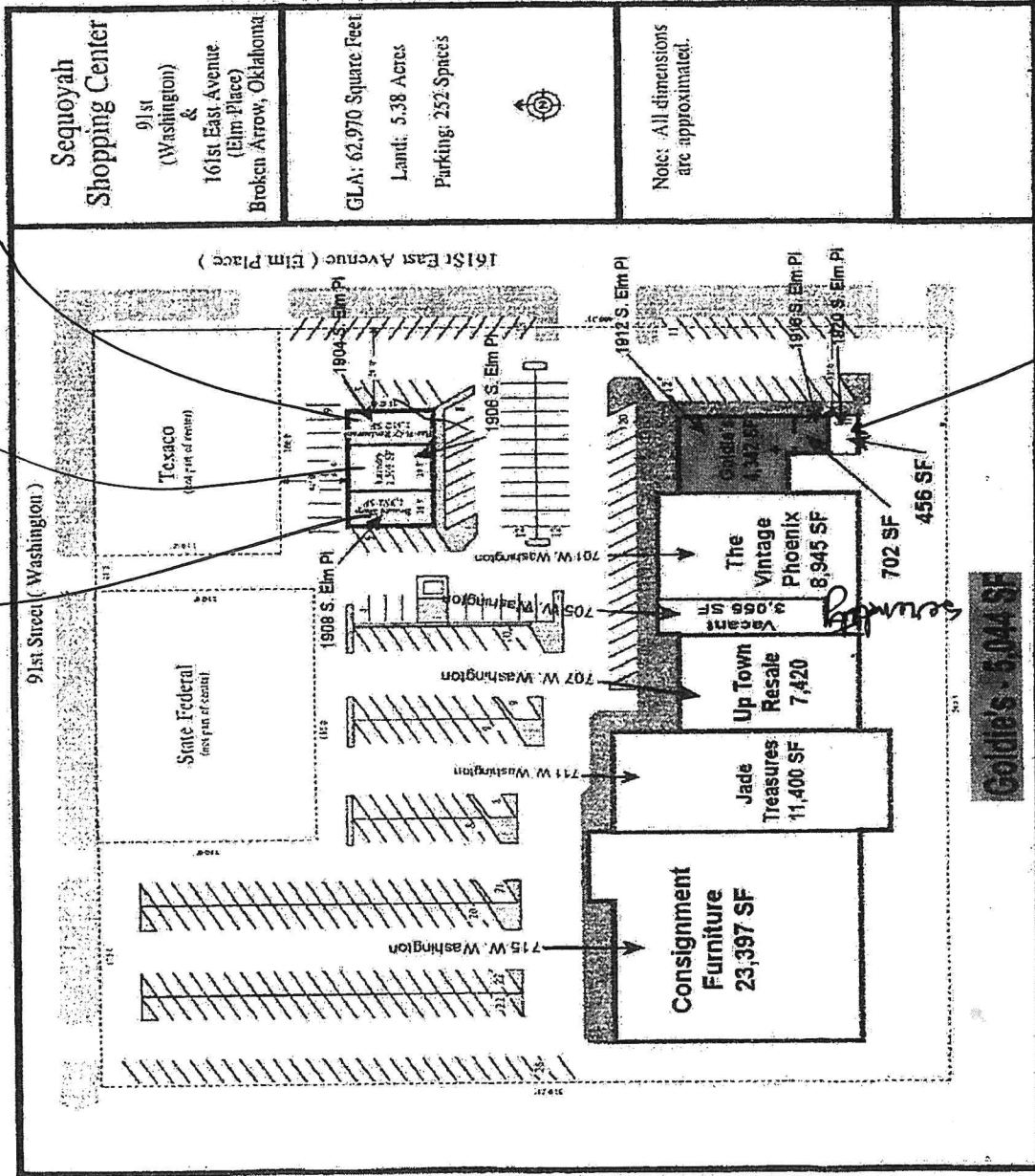








Exhibit "A"



*Spawthly Shop #1393 #*

*Quackaloom #1508 #*

*Early King Barbecue #1352 #*

*Remainder of Space*

*Goldie's - 5044 #*