

LAND AVAILABLE



1293 EAST 71ST STREET | BROKEN ARROW, OK 74012



LAND LEASE OR BUILD TO SUIT



+/-18,400 SQ FT Lot



## PROPERTY OVERVIEW

- 18,400 sf of of land on 71st ( Kenosha ) just East of 177th street available for ground lease or Build to suit. The existing building has been cleared and the property is zoned CH. The site is approximately 80' by 234' feet deep
- Surrounded by established and new retail properties with excellent demographics
- Great tenants nearby include Reasor's , Discount Tire , 7Brew , Mazzio's, Chick Fil A , Walgreens, Andy's Frozen Yogurt , Salad and Go, Chipotle, Chili's etc.
- Excellent visibility and signage available
- Easy access to the Broken Arrow Highway
- Great location for Auto related, restaurant and other single tenant users.

FOR MORE INFORMATION CONTACT:

DICK ALABACK  
BROKER ASSOCIATE  
918.724.8955  
RJALABACK@MCGRAWCP.COM



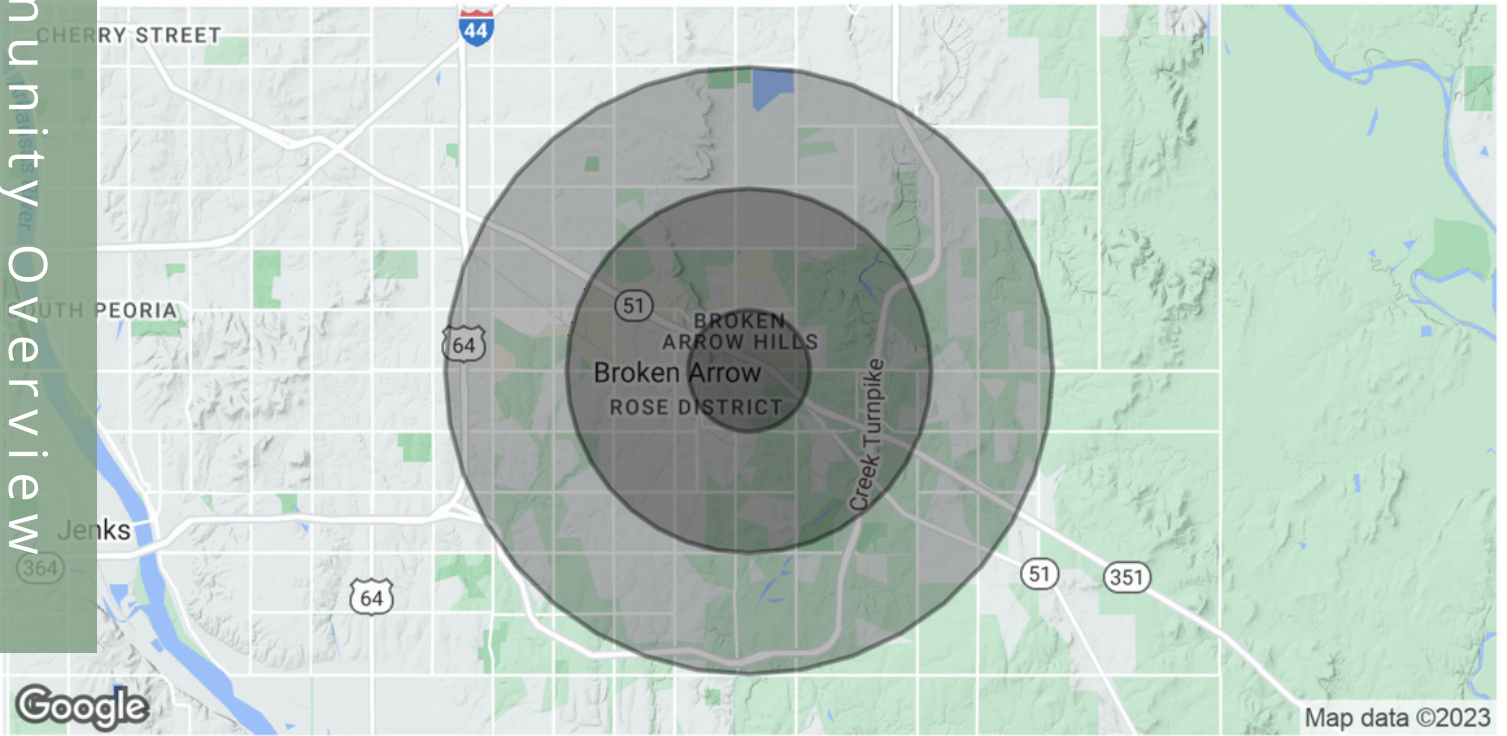
1293 EAST 71st Street | BROKEN ARROW, OK 74012



FOR MORE  
INFORMATION  
CONTACT:

DICK ALABACK  
BROKER ASSOCIATE  
918.724.8955  
RJALABACK@MCGRAWCP.COM

1293 EAST 71st Street | BROKEN ARROW, OK 74012



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,611	54,719	129,417
Average Age	51.0	37.6	37.3
Average Age (Male)	52.0	37.2	35.8
Average Age (Female)	38.6	37.1	38.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,827	22,506	50,979
# of Persons per HH	2.0	2.4	2.5
Average HH Income	\$62,000	\$89,245	\$90,116
Average House Value	\$142,524	\$164,955	\$168,264

\* Demographic data derived from 2020 ACS - US Census