

Aspen Center

1401 N. Aspen Ave., Broken Arrow, OK

918-481-8888

www.walmancommercial.com



- Trade area features excellent mix of national traffic generators such as Walmart, Aldi, Dunkin Donuts, Starbucks, and more.
- Great visibility and access to Aspen Ave.



7060 S. Yale
Suite 900
Tulsa, OK 74136
Tel: 918.481.8888
Fax: 918.481.8866

DEMOGRAPHICS

MILE RADIUS	1	3	5
Population:	7,966	71,781	196,075
Households:	2,895	26,282	74,312
Avg. H.H. Income:	\$76,060	\$84,087	\$77,914
Traffic Counts:	Aspen Ave.: 26,211 VPD		

All statements herein are for informational purposes only and are believed to be reliable; however, no warranty or representation is made to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

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3,900 SF End Cap For Lease

- Traffic generating Tenant mix
- Conveniently located near 71st & Aspen with easy access to the BA Expressway
- Ample Parking
- Multiple access points
- Strong trade area of national tenants
- 270 unit apartment complex directly to North of site
- Could be divided

**WALMAN**
COMMERCIAL
REAL ESTATE SERVICES

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