

# SEC ASPEN & CREEK TURNPIKE | HACKBERRY MARKET

SEC OF S ASPEN AVENUE & CREEK TURNPIKE BROKEN ARROW, OK 74011

SHOP<sup>cos.</sup>



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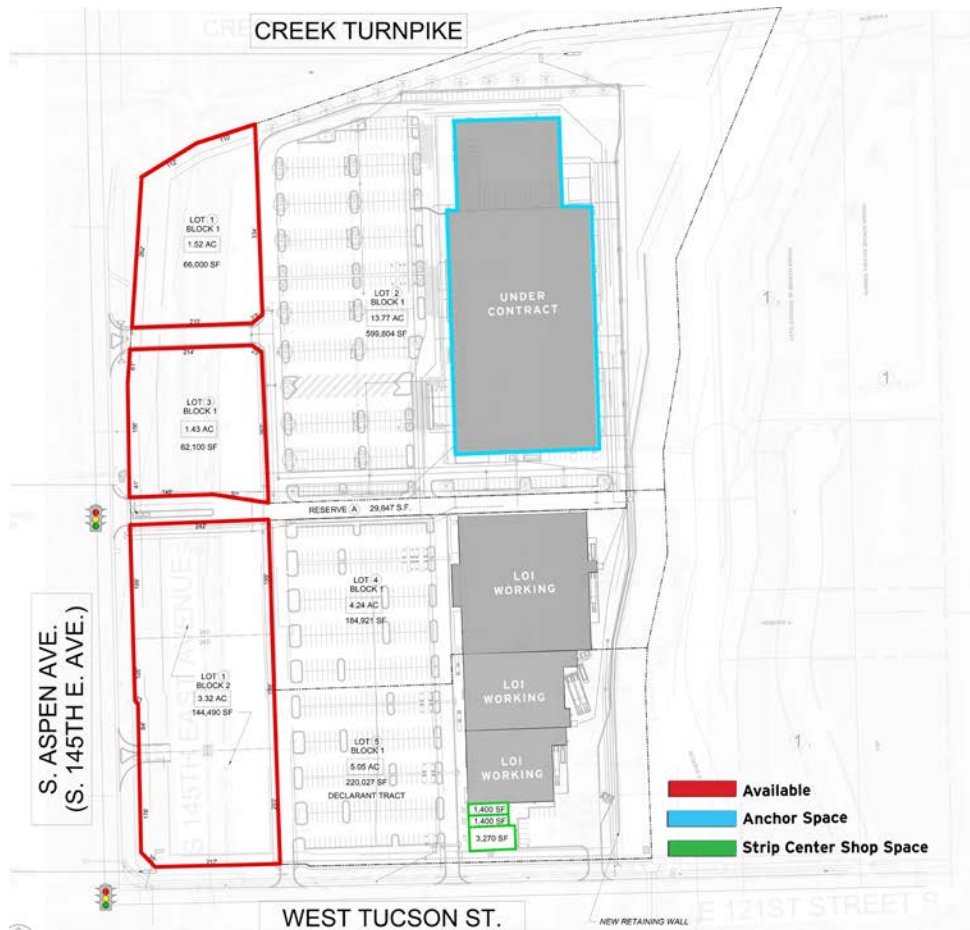
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## PROJECT SCOPE

Mixed use pads and future retail available, at the intersection of S Aspen Avenue and E 121st Street S in South Broken Arrow, Oklahoma. The site is strategically positioned in proximity to several key retailers, including Walmart Supercenter, Reasor's, Warren Theatre, Chick-fil-A, and Starbucks. This site will enhance the local community by providing essential services and amenities.

## PRICING

- Call for rates

## DETAILS

- For Lease or BTS
- 1 - 3 AC pad sites
- 1,400 - 3,270 SF shop spaces
- Pad sizes subject to change based on tenant preferences

## TRAFFIC COUNTS

|                   |               |
|-------------------|---------------|
| o S Aspen Ave:    | 10,511 VPD-25 |
| o Creek Turnpike: | 15,672 VPD-25 |
| o E 121st St:     | 6,316 VPD-25  |

## AREA RETAILERS



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## DEMOGRAPHICS

|                     | 1 mile    | 3 mile    | 5 mile    |
|---------------------|-----------|-----------|-----------|
| Est. Population     | 5,481     | 55,125    | 126,166   |
| Avg. HH Income      | \$86,782  | \$107,506 | \$106,469 |
| Total Housing Units | 2,211     | 20,646    | 47,781    |
| Daytime Population  | 3,846     | 36,176    | 106,971   |
| Medium Home Value   | \$195,028 | \$224,082 | \$232,778 |

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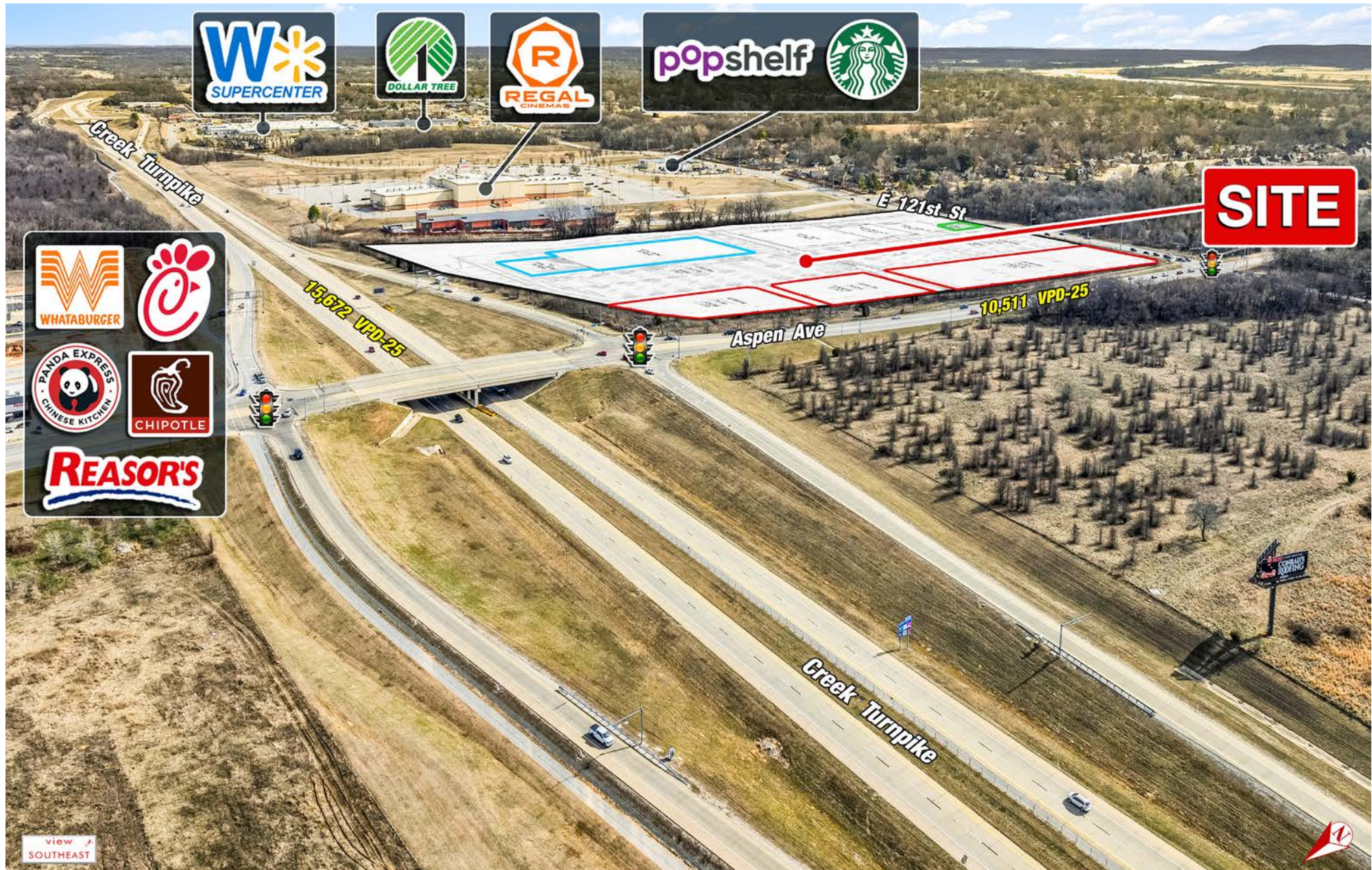
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