

# SEC ASPEN & CREEK TURNPIKE | HACKBERRY MARKET

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

SHOP COS.



Kendra Roberts / [KENDRA@SHOPCOMPANIES.COM](mailto:KENDRA@SHOPCOMPANIES.COM) / 405-806-7604

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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 | For lease or BTS

## DETAILS

- Lot 1: 1.52 AC, Lot 2: 1.43 AC, Lot 3: 3.32 AC
- ± 7,273 SF small shop space
- Drive thru opportunities
- Pad sizes subject to change based on tenant preferences

## TRAFFIC COUNTS

o S Aspen Ave:	10,511 VPD-23
o Creek Turnpike:	15,672 VPD-23
o E 121st St:	6,316 VPD-23

## 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

## AREA RETAILERS



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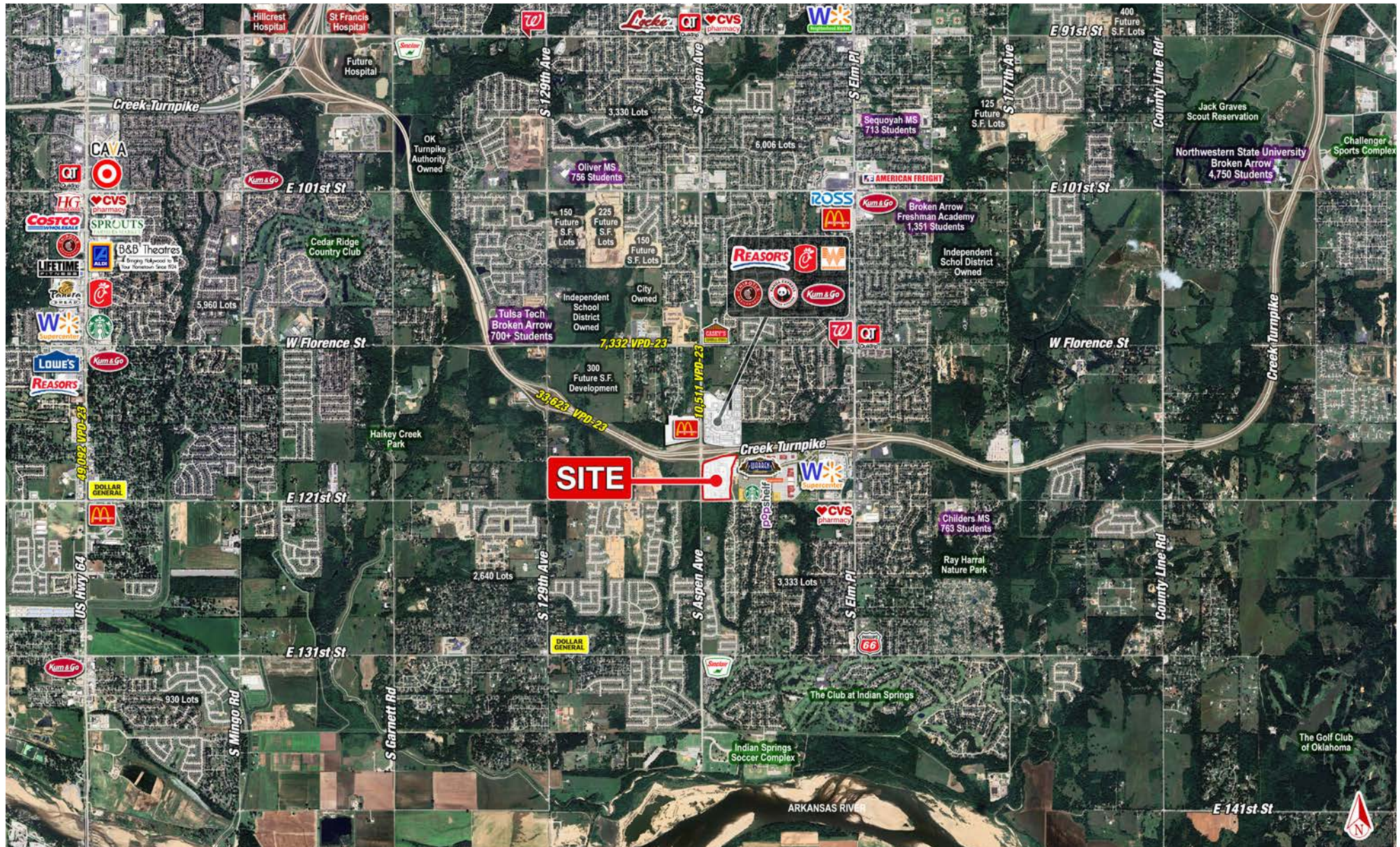
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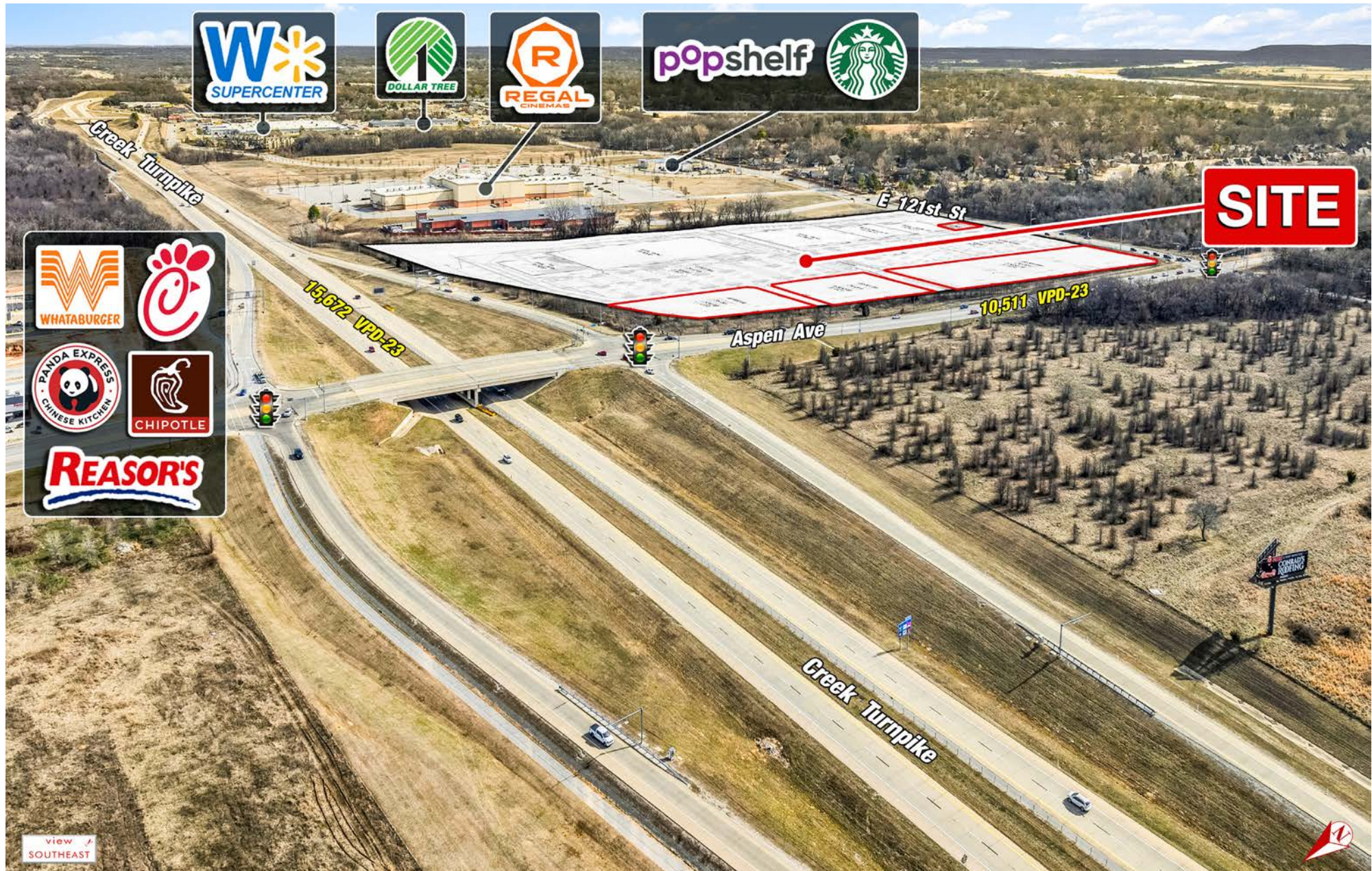
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