

# SHOPS AT BROKEN ARROW | RETAIL AVAILABLE

1200 - 1620 E HILLSIDE DR BROKEN ARROW, OK 74012

SHOP COS.



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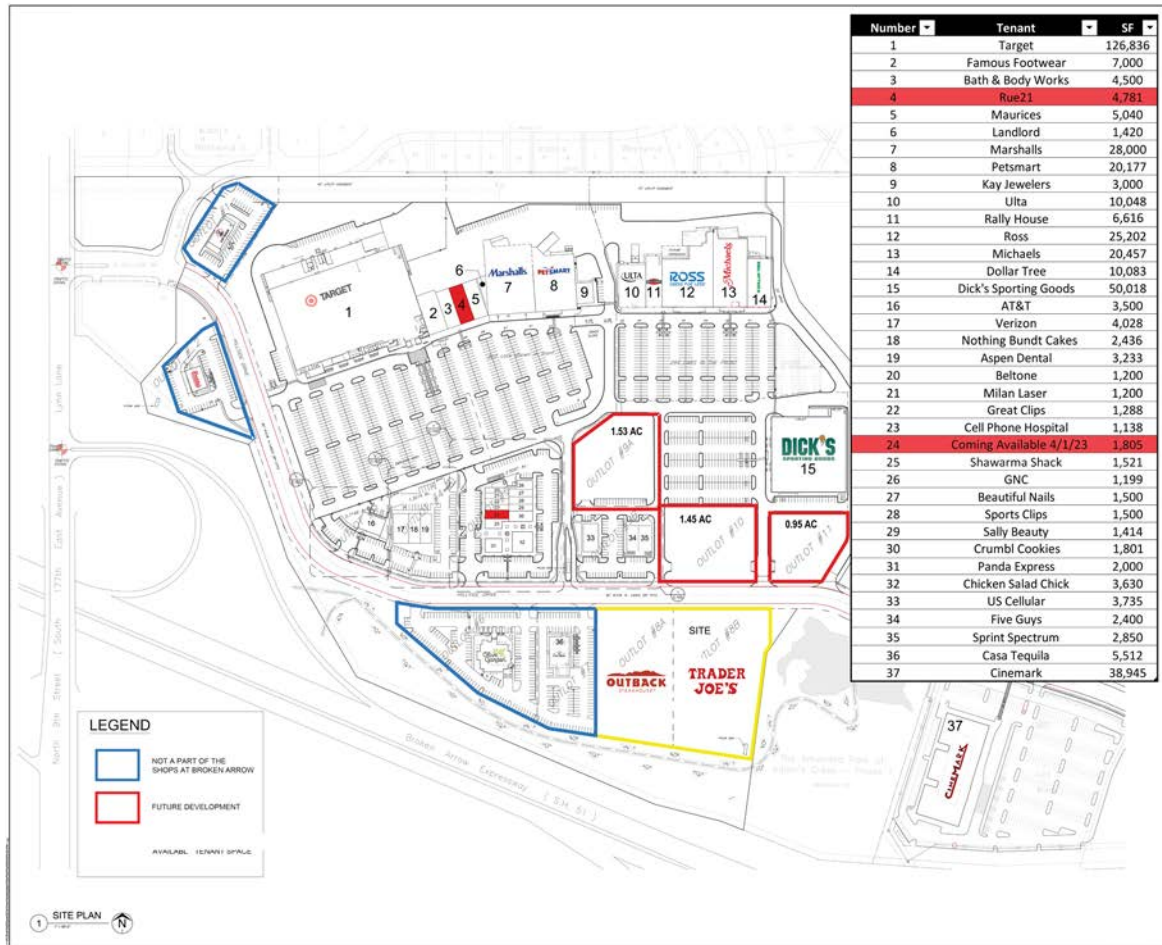
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## PROJECT SCOPE

The Shops at Broken Arrow retail space is available for lease or BTS in Broken Arrow, OK. As of 2021, the population of Broken Arrow was 116,330. The shopping center features many national big box retailers such as Target, Dick's Sporting Goods, and Ulta. Lowe's and Reasor's sit approximately 0.35 miles away from the shopping center. Target has 2.1 Million annual visits and serves this trade area as one of the most significant visit producers.

## PRICING

- Call for rates
- For Lease or BTS

## DETAILS

- 4,781 SF Available | Suite 4
- 1,805 SF Available | Suite 24
- 1.53 AC Available | Outlot 9A
- 1.45 AC Available | Outlot 10
- 0.95 AC Available | Outlot 11
- Retail and Restaurant Opportunity

## TRAFFIC COUNTS

o Broken Arrow Expy:	62,261 VPD-25
o S 177th E Ave:	23,471 VPD-25
o E Hillside Dr:	15,139 VPD-25

## AREA RETAILERS



## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	6,209	59,312	142,560
Avg. HH Income	\$88,027	\$96,088	\$96,323
Total Housing Units	2,382	22,886	53,587
Daytime Population	9,173	57,694	128,493
Medium Home Value	\$211,201	\$211,421	\$209,734

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