

OFFICE FOR LEASE

McGraw
COMMERCIAL PROPERTIES



520 W BROADWAY BROKEN ARROW, OK 74012



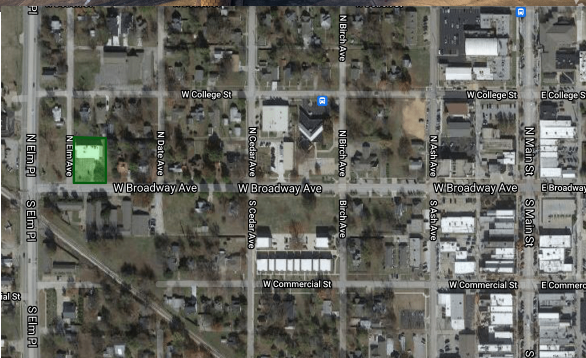
Build Out
To Suit



1,200- 6,000
AVL SQ FT



37
PARKING SPACES



INVESTMENT HIGHLIGHTS

- The landlord will build out to suit.
- 4,000 feet downstairs
- 2,000 feet upstairs
- High traffic counts on Elm (29k/day)
- .3 miles to Rose District
- Zoned DF (downtown fringe)
- Great for Medical space or other office use

FOR MORE INFORMATION CONTACT:

DREW DOSSEY
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918.740.7707
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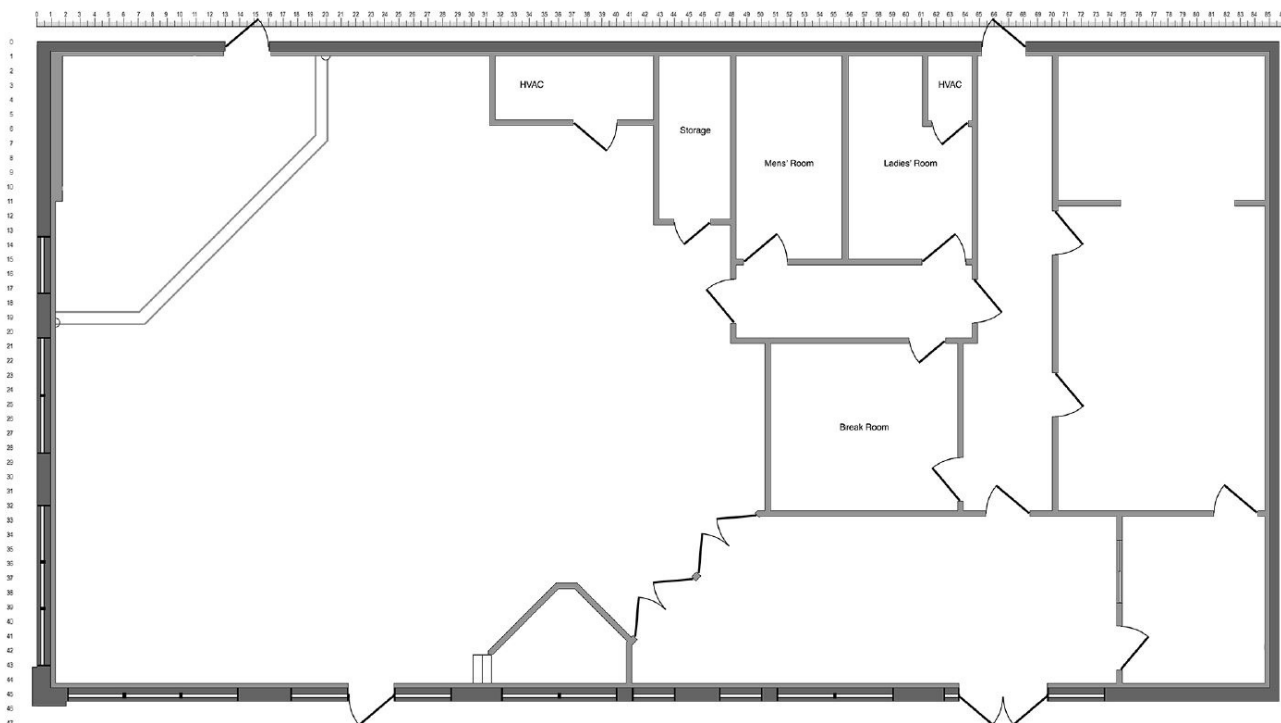
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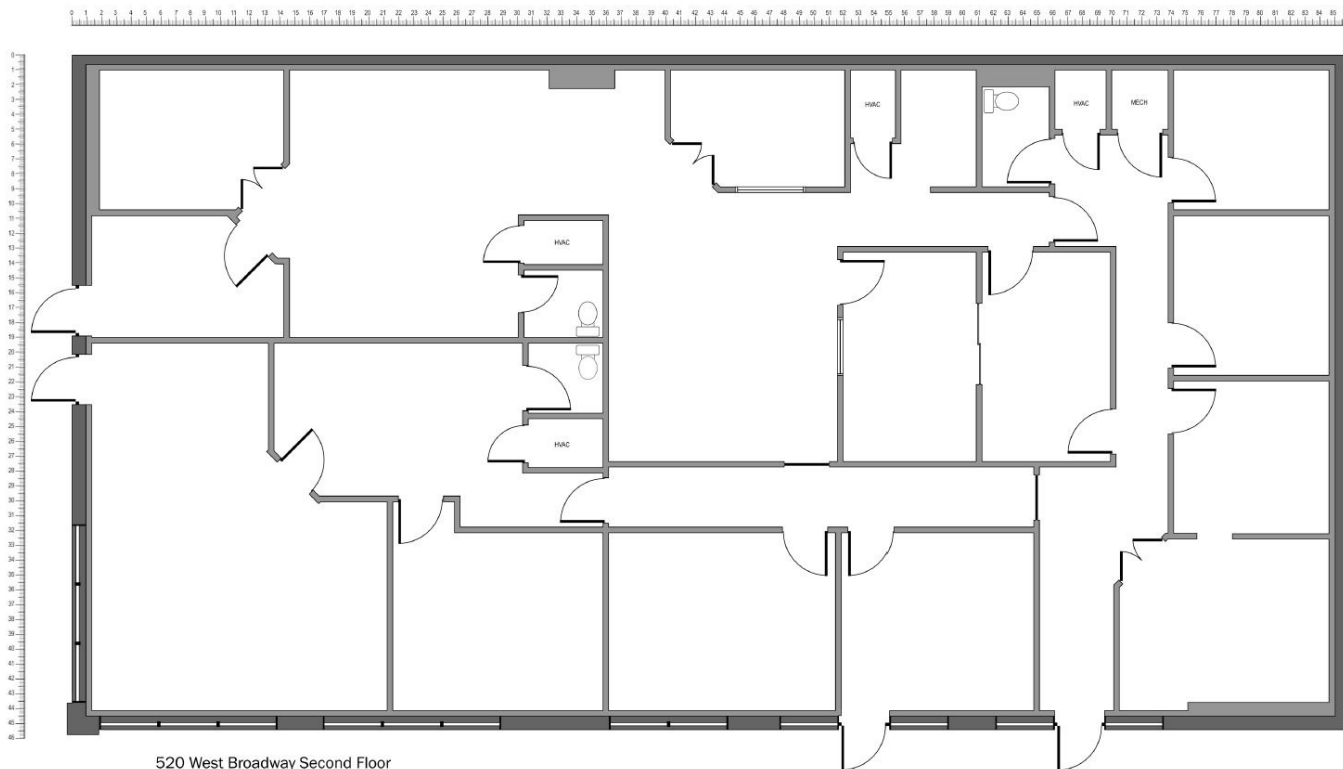
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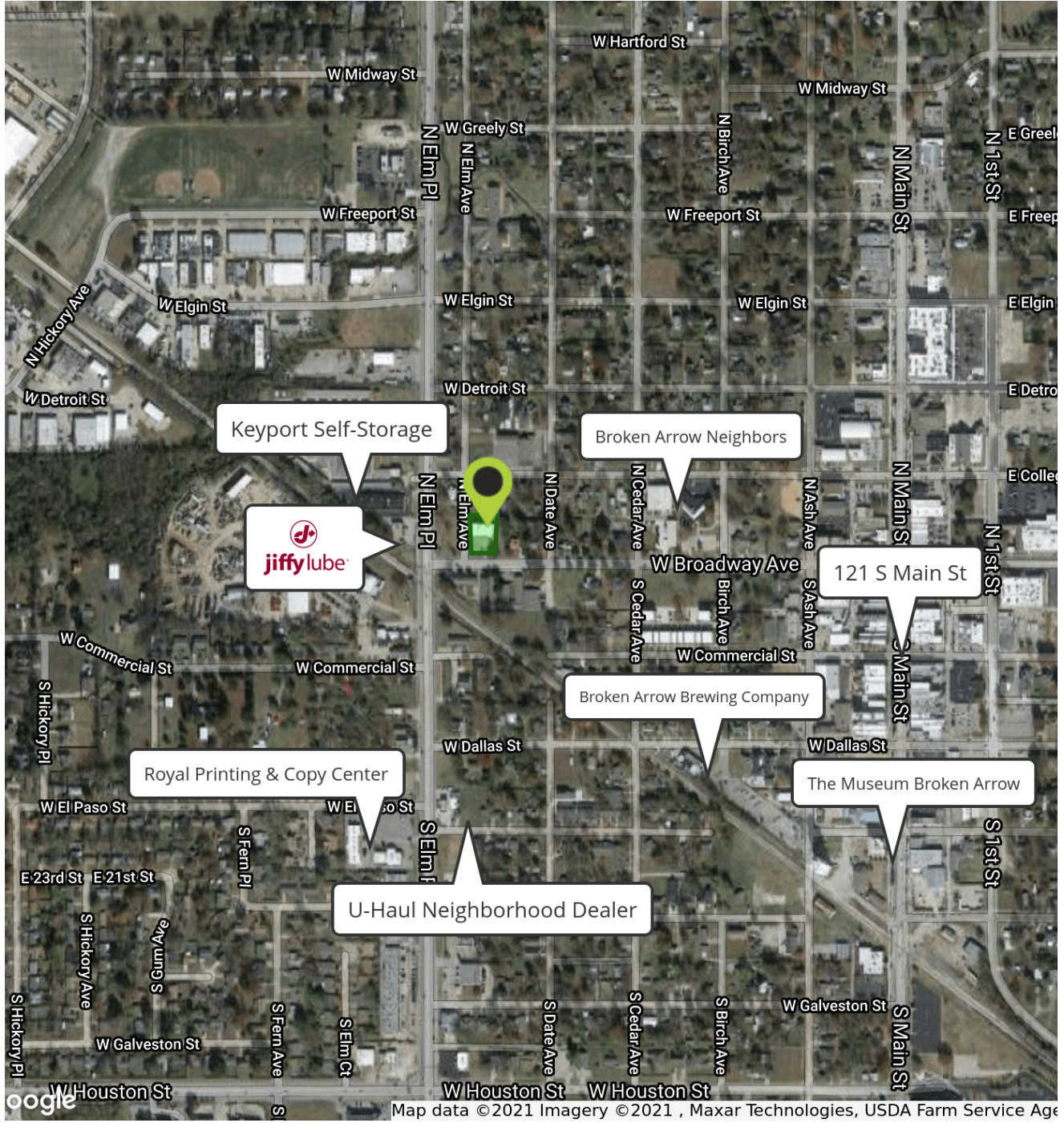
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520 W Broadway 1st Floor



520 West Broadway Second Floor



Location Description

Located on the NE corner of Elm and Broadway in Broken Arrow. Just behind the City Park.

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,183	56,655	125,426
Average age	35.9	34.9	34.1
Average age (Male)	34.4	33.6	33.1
Average age (Female)	37.2	36.4	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,144	20,982	46,832
# of persons per HH	2.6	2.7	2.7
Average HH income	\$54,188	\$67,558	\$71,215
Average house value	\$85,448	\$137,699	\$152,469

* Demographic data derived from 2010 US Census

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Since the founding of the commercial division in 2008, we have acquired some of the most sought-after listings in The Greater Tulsa Area and have enjoyed great success in putting commercial buyers and sellers together. McGraw Commercial Properties specializes in the buying and selling of Office Properties, Retail, Restaurant, Service Properties, Industrial Properties, Vacant Land, Investment Properties, Municipal, Non-Profit Properties, Multi-Family Residential.