

RETAIL PROPERTY FOR LEASE

505 S ASPEN | BROKEN ARROW, OK 74012



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	8,048 SF
Available SF:	2,070 SF
Lot Size:	

PROPERTY OVERVIEW

Former physical therapy tenant occupied 2,000+ sq ft in an open floor plan with two ADA-compliant restrooms, kitchenette, a private office, and reception area. Front & back entrance with plenty of surface parking including front & rear access parking. Co-tenant is MedNOW Urgent Care with neighbors being a pharmacy, a doctor's office, and a vision clinic. Site is visible from both directions on Aspen and easily accessible to/from Aspen with dedicated turn lane. Well-cared for lawn.

LOCATION OVERVIEW

- East side of Aspen north of Houston/81st Street
- Third busiest intersection in Broken Arrow
- Aspen/145th
- Houston/81st Street

FOR MORE INFORMATION CONTACT:

JULIE BUXTON

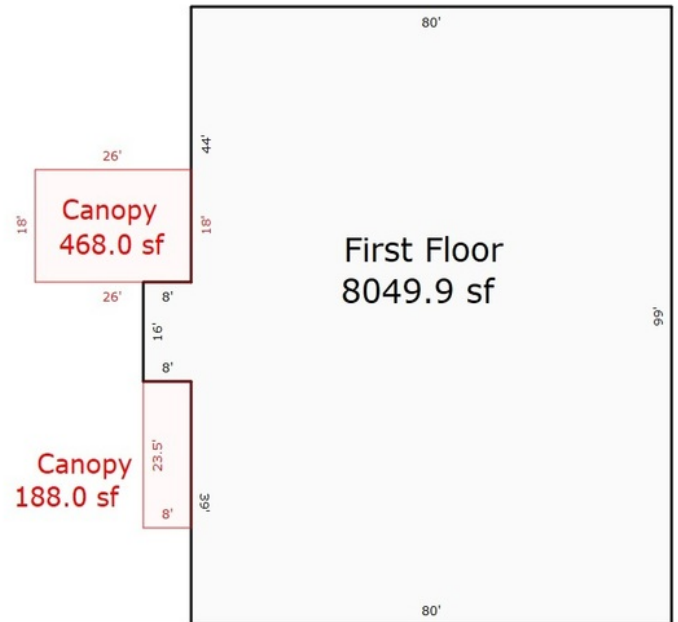
918.398.2824 | 214.500.4713

jbuxton@mcgrawcp.com



RETAIL PROPERTY FOR LEASE

505 S ASPEN | BROKEN ARROW, OK 74012



FOR MORE INFORMATION CONTACT:

JULIE BUXTON

918.398.2824 | 214.500.4713

jbuxton@mcgrawcp.com

McGraw
COMMERCIAL PROPERTIES

RETAIL PROPERTY FOR LEASE

505 S ASPEN | BROKEN ARROW, OK 74012



FOR MORE INFORMATION CONTACT:

JULIE BUXTON

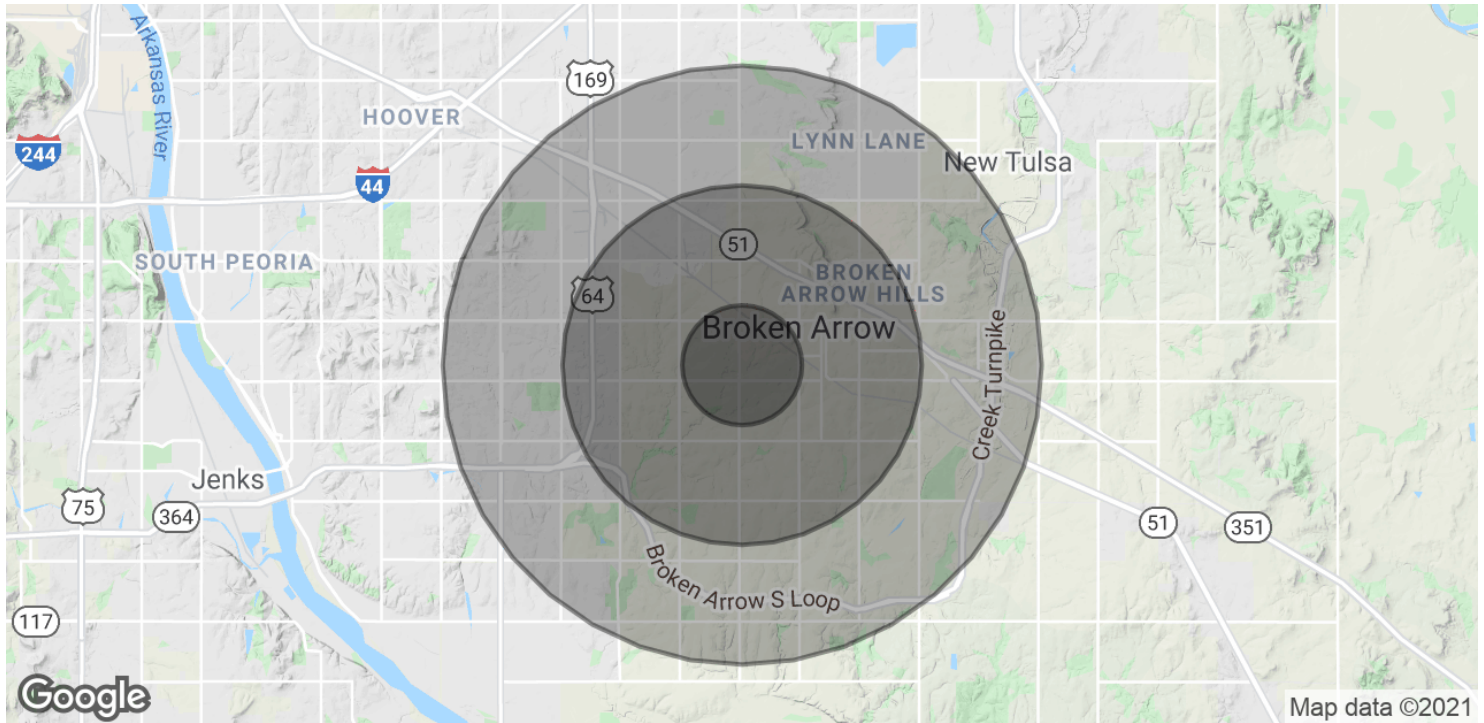
918.398.2824 | 214.500.4713

jbuxton@mcgrawcp.com



RETAIL PROPERTY FOR LEASE

505 S ASPEN | BROKEN ARROW, OK 74012



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,416	63,390	149,260
Average age	35.9	35.3	34.1
Average age (Male)	33.9	34.3	33.2
Average age (Female)	37.7	36.5	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,731	23,170	57,994
# of persons per HH	2.8	2.7	2.6
Average HH income	\$69,003	\$73,187	\$69,939
Average house value	\$135,204	\$154,871	\$155,243

* Demographic data derived from 2010 US Census

FOR MORE INFORMATION CONTACT:

JULIE BUXTON

918.398.2824 | 214.500.4713

jbuxton@mcgrawcp.com

