



ADAMS CREEK TOWN CENTER

BROKEN ARROW RETAIL DEVELOPMENT

REGIONAL POWER CENTER Anchored by TARGET, LOWES, & CINEMARK
E. Hillside Drive @ N. 23rd Street Broken Arrow, OK 74012

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COMMERCIAL REAL ESTATE
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Parkes Development Group, LLC
A PARKES COMPANY

PROJECT OVERVIEW



LOCATION

E. Hillside Drive at N. 23rd Street
Broken Arrow, OK 74012

SIZE

22.20 Acres
ZONING: C5

PROPOSED TENANT LINEUP

Kohl's
Burlington's
Five Below
Home Goods
Shoe Station
Bealls + Burkes
Planet Fitness

RATE

Please Call for Pricing

HIGHLIGHTS

Regional Power Center
Excellent Demographics
Pylon Signage

**Over 5.2 Million
Visits 2021**

(*Placer.ai)

[view video tour](#)

TRADE AREA

TARGET | LOWE'S | CINEMARK | DICKS SPORTING GOODS | MARSHALLS | AT&T | PETSMART | ULTA | MAURICES | T-MOBILE |
US CELLULAR | ROSS | ASPEN DENTAL | MICHAELS | FAMOUS FOOTWEAR | OLIVE GARDEN | FIVE GUYS | PANDA EXPRESS |
CHICKEN SALAD CHICK | SLIM CHICKENS | FREDDY'S FROZEN CUSTARD | CRUMBL COOKIES | SHAWARMA SHACK |
CASA TEQUILA MEXICAN KITCHEN | IHOP | SANTA FE CATTLE | PIZZA HUT | BUFFALO WILD WINGS | HIBDON TIRES |
CHILIS | GALLERIA FURNITURE & MORE | PIZZA HUT | SCOOTERS COFFEE | QUIK TRIP | WENDYS | LIFE CHURCH |
WHATABURGER | SONIC



TRADE AREA ANCHOR TENANTS

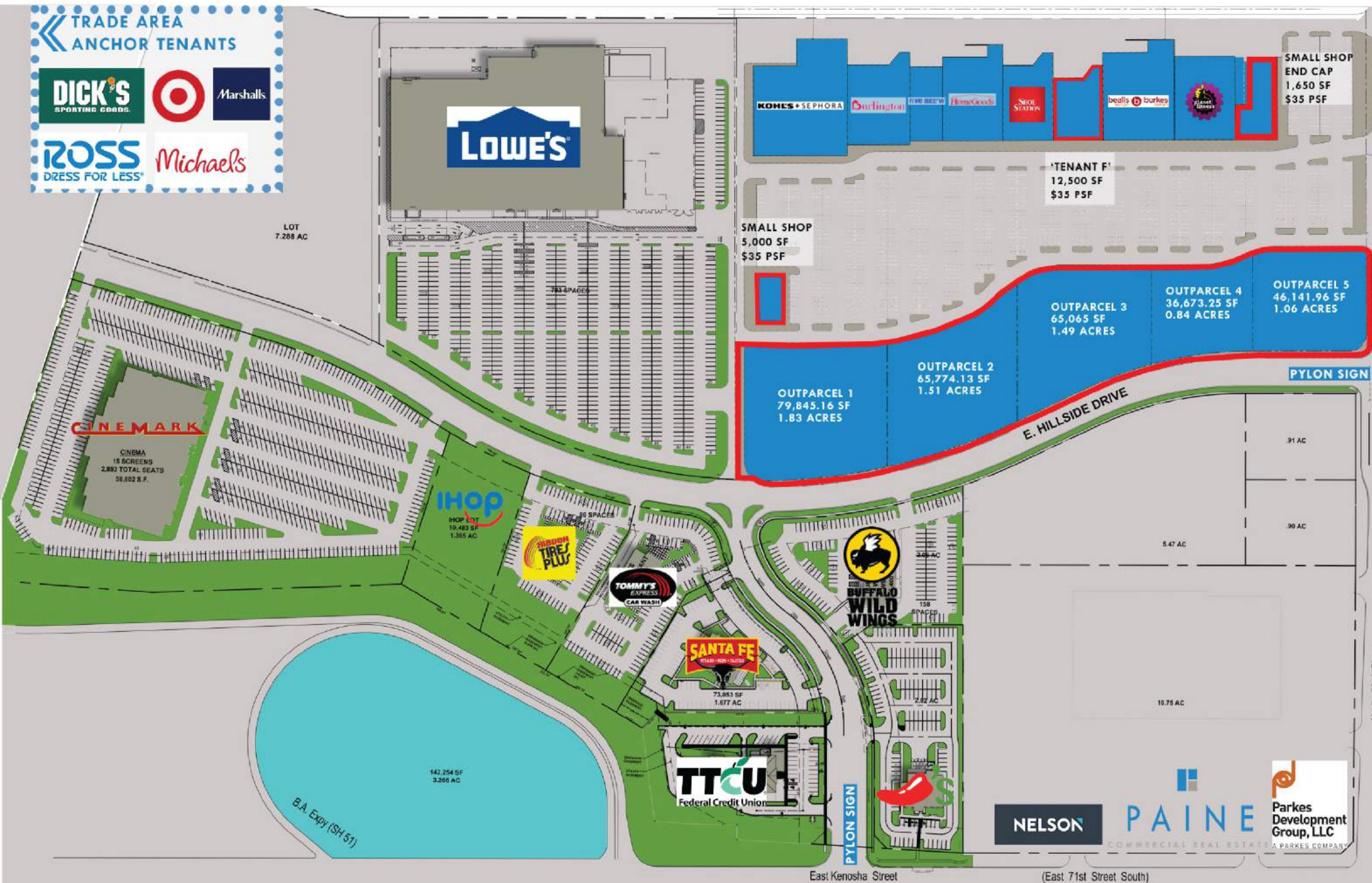
DICK'S SPORTING GOODS

Target

Marshalls

ROSS DRESS FOR LESS

Michaels



PROJECT ELEVATIONS



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TRADE AREA DEMOGRAPHICS

A prime location within an existing regional trade-area, Adams Creek Town Center is a power center boasting excellent demographics and accessibility (Broken Arrow Expressway). This retail development includes 22.20 Acres and is anchored by Target, Lowes, & Cinemark.

DEMOGRAPHICS AVG. HH INCOME

\$85,596 (3 Mi.)
\$88,753 (5 Mi.)
\$88,851 (10 Mi.)

POPULATION

55,947 (3 Mi.)
133,122 (5 Mi.)
396,494 (10 Mi.)

MEDIAN AGE

35.8 (3 Mi.)
36.3 (5 Mi.)
37.9 (10 Mi.)

DRIVE TIME DEMOGRAPHICS AVG. HH INCOME

\$80,932 (10 Min.)
\$79,797 (15 Min.)
\$83,675 (20 Min.)

POPULATION

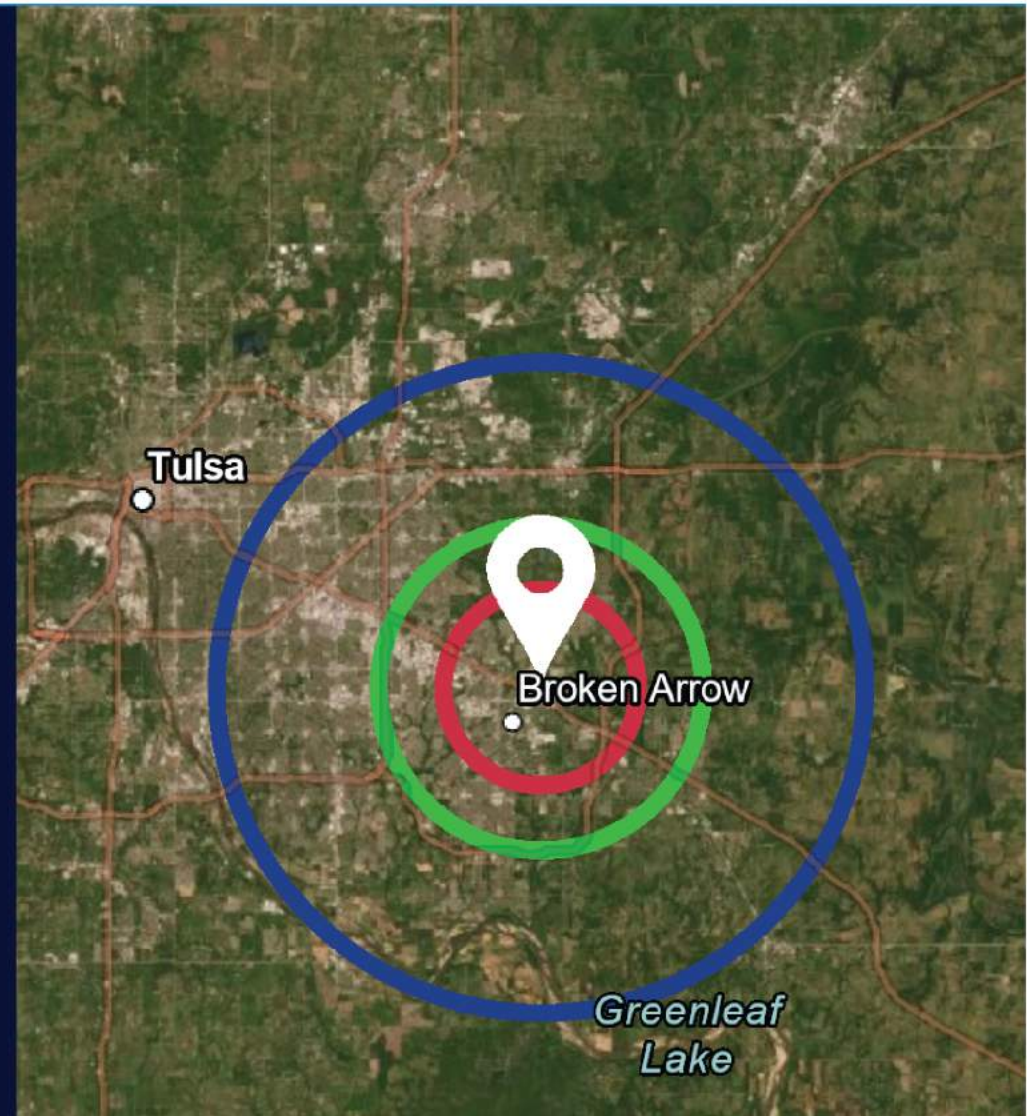
104,414 (10 Min.)
310,105 (15 Min.)
531,988 (20 Min.)

MEDIAN AGE

35.1 (10 Min.)
36.8 (15 Min.)
37.4 (20 Min.)

TRAFFIC GENERATORS

25,700 CPD E. Kenosha Street
18,677 CPD County Line Road
63,400 CPD Broken Arrow Expressway



BROKEN ARROW IS RANKED
16 OUT OF TOP 25 CITIES TO START A BUSINESS in 2022.

