



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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PROJECT OVERVIEW



LOCATION E. Hillside Dr. at N. 23rd St.
Broken Arrow, OK 74012

SIZE 4-25,000 SF AVAILABLE
22.20 Acres, ZONING: C5
3,540 SF SUITE 2030
4,524 SF END-CAP
3,500-7,000 SF RESTAURANT

PROPOSED TENANT LINEUP

Burlington's
Five Below
Shoe Department | Encore
Books A Million
Painted Tree
Pet Supplies Plus
Bealls
Kids Empire
Goldfish Swim School
Catrina Fresh

RATE
\$39.00 PSF + NNN

HIGHLIGHTS
Regional Power Center
Excellent Demographics
Pylon Signage

TRAFFIC COUNTS
18,677 CPD County Line Road
25,700 CPD E. Kenosha Street
63,400 CPD B.A. Expressway

Over 6.2 Million Visits 2022 (*Placer.ai)

TRADE AREA

TARGET | LOWE'S | CINEMARK | DICKS SPORTING GOODS | MARSHALLS | AT&T | PETS MART | 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



PROJECT SITE PLAN

TRADE AREA ANCHOR TENANTS

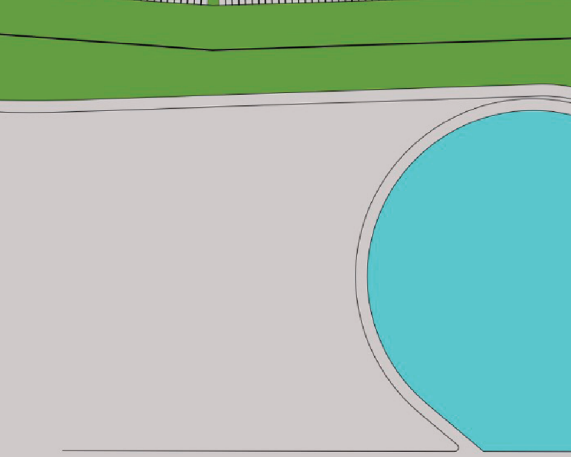
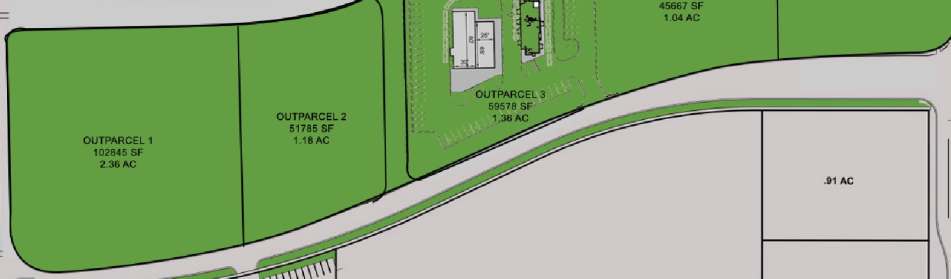
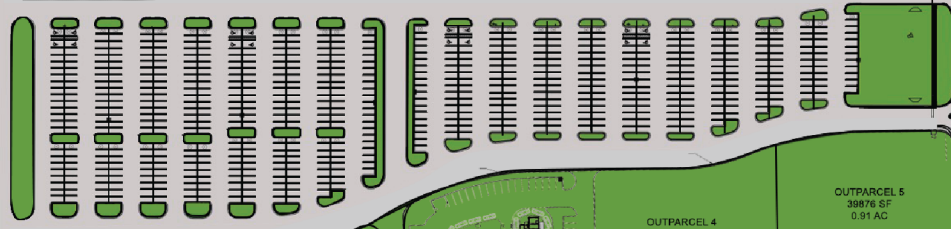
TARGET
 DICK'S SPORTING GOODS
 ZOSS
 Michaels
 Marshalls

LOWE'S

Burlington
 FIVE BEER
 SIDE DEPT. ENCORE
 BAM!
 PAINTED TREE
 bealls COLLECT
 NAIL SALON

CINEMARK

CINEMA
15 SCREENS
2,892 TOTAL SEATS
58,602 S.F.



IHOP
 HIBDON TIRE/PLUS
 TOMMY'S EXPRESS CAR WASH
 SANTA FE
 TFCU Federal Credit Union

BUFFALO WILD WINGS
 NELSON
 PAINE
 Parkes Development Group, LLC
 COMMERCIAL REAL ESTATE A PARKES COMPANY

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.)

TRAFFIC GENERATORS

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

DRIVE TIME DEMOGRAPHICS AVG. HH INCOME

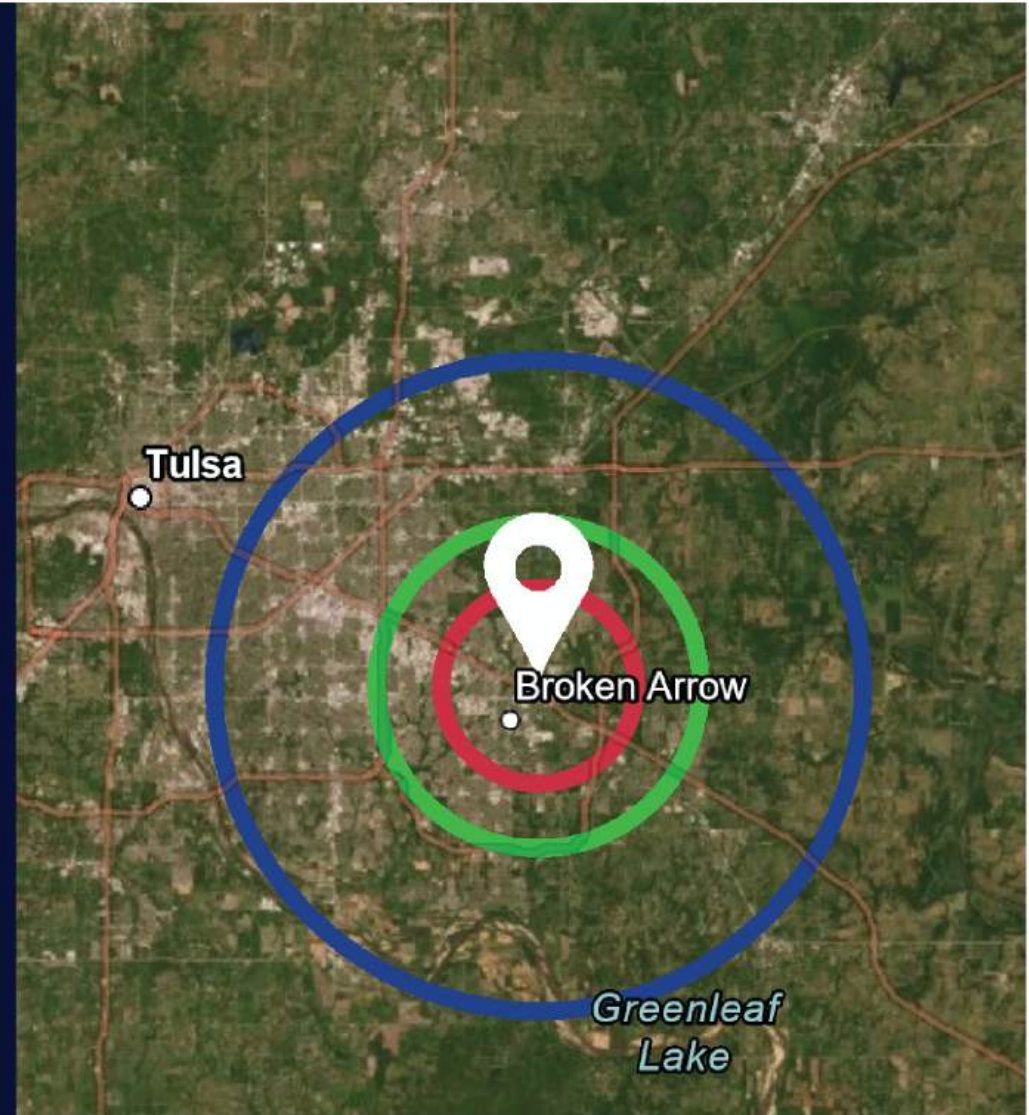
\$80,932 (10 Min.)
\$79,797 (15 Min.)
\$83,675 (20 Min.)

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.)



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

