



LOWE'S

FIVE BELOW

Burlington

SHOE DEPT. ENCORE

UNDER LOI 25,000 SF

3,500-7,000 SF RESTAURANT SPACE

3,500 SF SHOPS

UNDER LOI 12,000 SF

PET SUPPLIES PLUS

bealls burkes

KIDS EMPIRE

Walmart

CATMIRA

4,524 SF END-CAP

3,540 SF SUITE 2030

OUTPARCELS

E. HILLSIDE DRIVE PYLON SIGN

BioLife PLASMA SERVICES

THE SHOPS AT ADAMS CREEK

BROKEN ARROW RETAIL DEVELOPMENT

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

FOR MORE INFORMATION:

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P A I N E
COMMERCIAL REAL ESTATE
paine-associates.com

Parkes Development Group, LLC
A PARKES COMPANY

PROJECT OVERVIEW



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

SIZE 22.20 Acres, ZONING: C5

- 3,500 SF Shops
- 3,540 SF Suite 2030
- 4,524 SF End-Cap
- 3,500-7,000 SF Restaurant

DELIVERY Warm shell, HVAC, plumbing, electrical, leave-out, grease traps (on end-caps sized to suit.)

RATE \$39.00 PSF NNN

PROPOSED TENANT LINEUP

- Burlington's
- Five Below
- Shoe Department | Encore
- Pet Supplies Plus
- Bealls
- Kids Empire
- Goldfish Swim School
- Catrina Fresh

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 2021 (*Placer.ai)

TRADE AREA

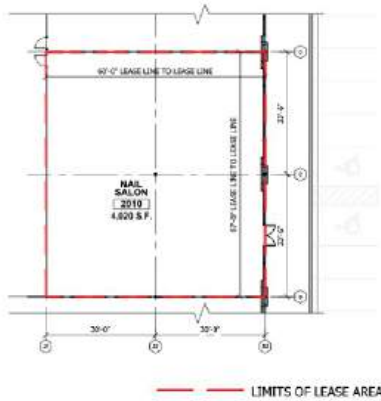
TARGET | LOWES | CINEMARK | DICKS SPORTING GOODS | MARSHALLS | AT&T | PETSMART | ULTA | MAURICES | T-MOBILE | US CELLULAR | ROSS | ASPEN DENTAL | MICHAELS | FAMOUS FOOTWEAR | OLIVE GARDEN | FIVE GUYS | PANDA EXPRESS | CHICKEN SALAD CHICK | SLIM CHICKENS | FREDDY'S FROZEN CUSTARD | CRUMBL COOKIES | SHAWARMA 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



PROJECT ELEVATIONS



2 PROPOSED OVERALL BUILDING ELEVATION
SCALE NTS



1 LOD FLOOR PLAN
SCALE 1/8" = 1'-0"



3 KEY PLAN
SCALE NTS

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