



37,089 CPD HWY 412

34,527 CPD HWY 97

2.93 ACRES +/-

7.0 ACRES +/-

# THE SHOPS AT SHEFFIELD CROSSING | SAND SPRINGS RETAIL DEVELOPMENT

REGIONAL CORRIDOR Anchored by Aldi, CVS, Planet Fitness, Walmart, Warren Clinic  
HWY 97 & Keystone Expressway SAND SPRINGS, OK 74063

## FOR MORE INFORMATION:

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# OVERVIEW



## LOCATION

HWY 97 & Keystone Expy (HWY 412)  
Sand Springs, OK 74063

## RETAIL DEVELOPMENT | 17 +/- ACRES FOR SALE or LEASE

2.93 ACRES  
7.0 ACRES

## JOIN

CHICK FIL A | CHIPOTLE |  
DUTCH BROS | OLIVE GARDEN |  
TROPICAL CAFE | WHATABURGER

## PROPOSED TENANT LINE UP

ROSS | TJ MAXX | ULTA | BURLINGTON

## DEMOGRAPHICS 2023 (5 MI.)

\$78,123 Avg. HH Income  
36,195 Population  
40.3 Median Age

## TRAFFIC COUNTS

37,089 CPD HWY 412  
12,578 CPD W. Morrow Rd.  
34,527 CPD Wilson Ave.  
6,084 CPD Main St.

## HIGHLIGHTS

Convenient Access via HWY 412  
Approx. 15 Min. Drive Time from  
Downtown Tulsa via HWY 412

## 2.7 Million Visits

Walmart 2023(placer.ai)



## TRADE AREA

WALMART | ALDI | CVS | GREAT CLIPS | QUIK TRIP | CHICK-FIL-A | CHARLIE'S CHICKEN | IHOP | IT'S JUST WINGS | MCDONALDS |  
STARBUCKS | TROPICAL SMOOTHIE | SCHLOTZSKYS | RIB CRIB | VELIOS TACOS | ASCENSION ST. JOHN | EYEMART EXPRESS | WARREN  
CLINIC URGENT CARE | ADVANCE AUTO PARTS | DANNY'S AUTO REPAIR | OREILLY AUTO PARTS | HOLIDAY INN EXPRESS | TTCU  
FEDERAL CREDIT UNION | CRICKET | T-MOBILE | US CELLULAR | VERIZON | A-1 RENTAL SUPPLY | WASTE MANAGEMENT | WESTROCK

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