



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

FOR MORE INFORMATION:

Matt Mardis
 Principal, Paine & Associates
 918-481-5380 ext.13
matt@paine-associates.com

Garrett Mahaney
 Principal, Paine & Associates
 918-481-5380 ext.11
garrett@paine-associates.com

Brian Paine
 Principal, Paine & Associates
 918-481-5380 ext.12
brian@paine-associates.com

Phillips Breckinridge
 Sales Associate, Paine & Associates
 918-629-6489
phillips@paine-associates.com



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

PROPOSED TENANT LINEUP

Burlington's
Five Below
Shoe Department | Encore
Books A Million
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

LOWE'S

3,500 SF SHC-1'S
3,500-7,000 SF RESTAURANT SPACE
3,540 SF DORT 3030
4,524 SF END-CAP

CINEMARK

CINEMA
18 SCREENS
2,892 TOTAL SEATS
50,602 S.F.

200 SPACES

OUTPARCEL 1
10,945 SF
2.36 AC

OUTPARCEL 2
51,735 SF
1.18 AC

OUTPARCEL 3
58,275 SF
1.36 AC

OUTPARCEL 4
45,667 SF
1.04 AC

OUTPARCEL 5
35,876 SF
0.91 AC

IHOP

HIBDON TIRE/PLUS

TOMMY'S EXPRESS CAR WASH

SANTA FE

BUFFALO WILD WINGS

142,254 SF
3.265 AC

TTCU
Federal Credit Union

NELSON

PAINÉ
COMMERCIAL REAL ESTATE

Parkes Development Group, LLC
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

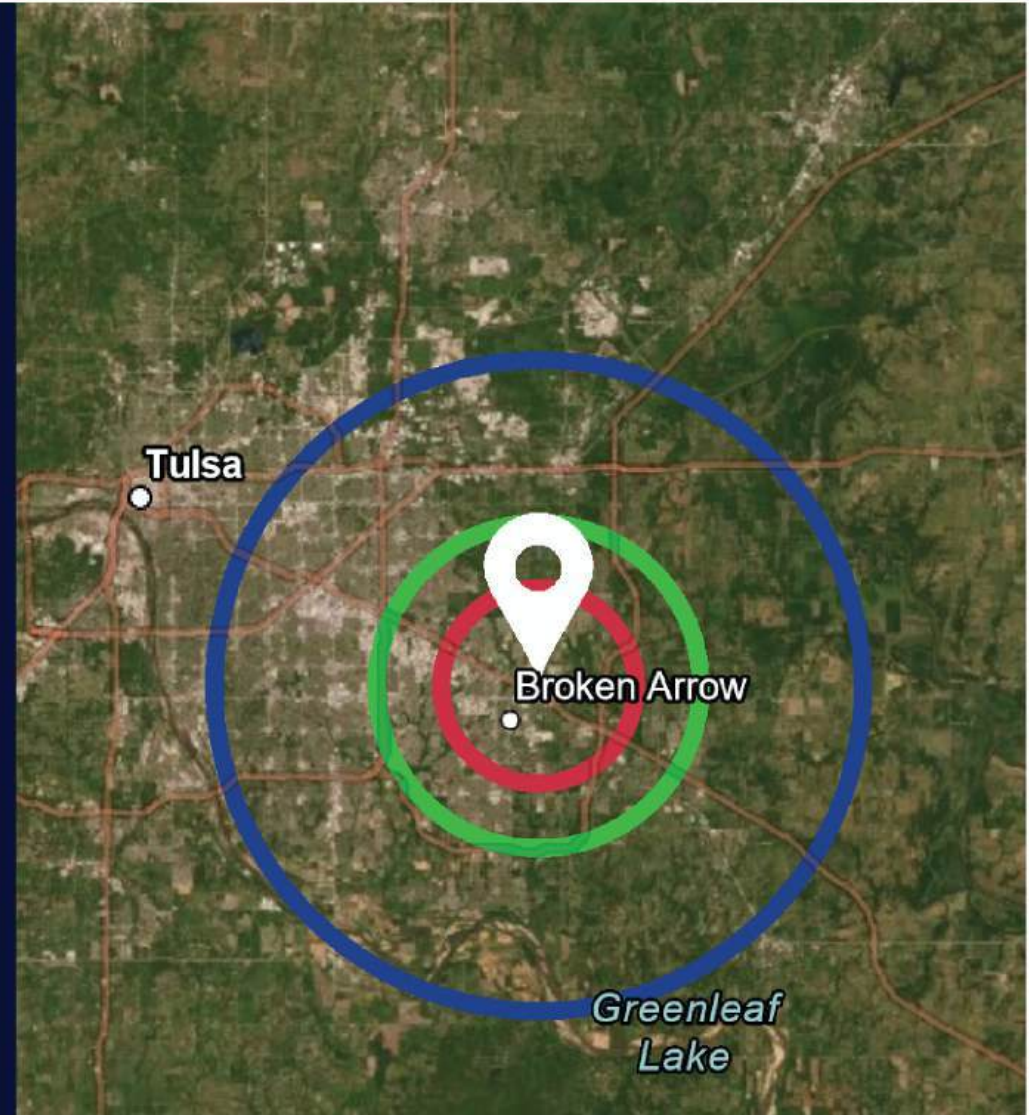
\$80,932 (10 Min.)
\$79,797 (15 Min.)
\$83,675 (20 Min.)

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.

