



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

PROPOSED TENANT LINEUP

Burlington's | Five Below | Shoe Dept. Encore
| Home Goods | Books A Million | Bealls |
Kids Empire | Goldfish Swim School
Catrina Fresh | Sparkle Grooming |
Coldstone Creamery

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)

[VIEW VIDEO](#)

TRADE AREA

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

3,500 SF SHOES
3,500-7,000 SF RESTAURANT SPACE
3,540 SF SUITE 2030
4,524 SF END-CAP

Durlington
FIVE BELOW
SHOE DEPT. ENCORE
HomeGoods
UNDER LOI
BAM
bealls burkes
COLD STONE
Sparkle
OPAL NAIL SALON

CINEMARK

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

783 SPACES

OUTPARCEL 1
102845 SF
2.36 AC

OUTPARCEL 2
51785 SF
1.18 AC

OUTPARCEL 3
59578 SF
1.36 AC

OUTPARCEL 4
45667 SF
1.04 AC

OUTPARCEL 5
39876 SF
0.91 AC

PYLON SIGN

142,234 SF
3.266 AC

IHOP

HIBDON TIRE/PLUS

86 SPACES

TOMMY'S EXPRESS CAR WASH

09,633 SF
1.599 AC

SANTA FE

73,053 SF
1.677 AC

BUFFALO WILD WINGS

2.09 AC
158 SPACES

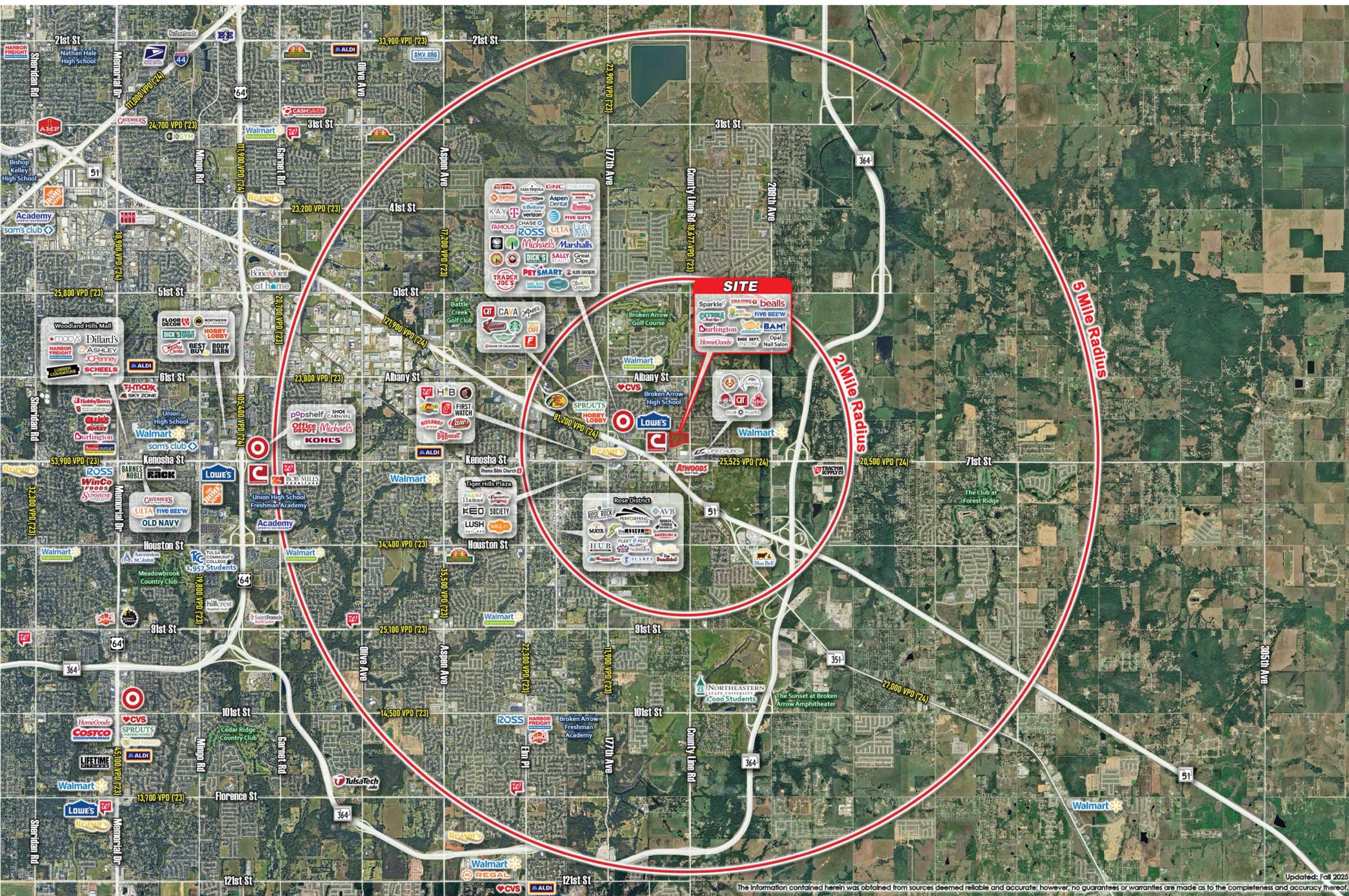
TTCU
Federal Credit Union

NELSON

PAINÉ
COMMERCIAL REAL ESTATE A PARKES COMPANY

Parkes Development Group, LLC

TRADE AREA - REGIONAL POWER CENTER



The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof. Updated: Fall 2025

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

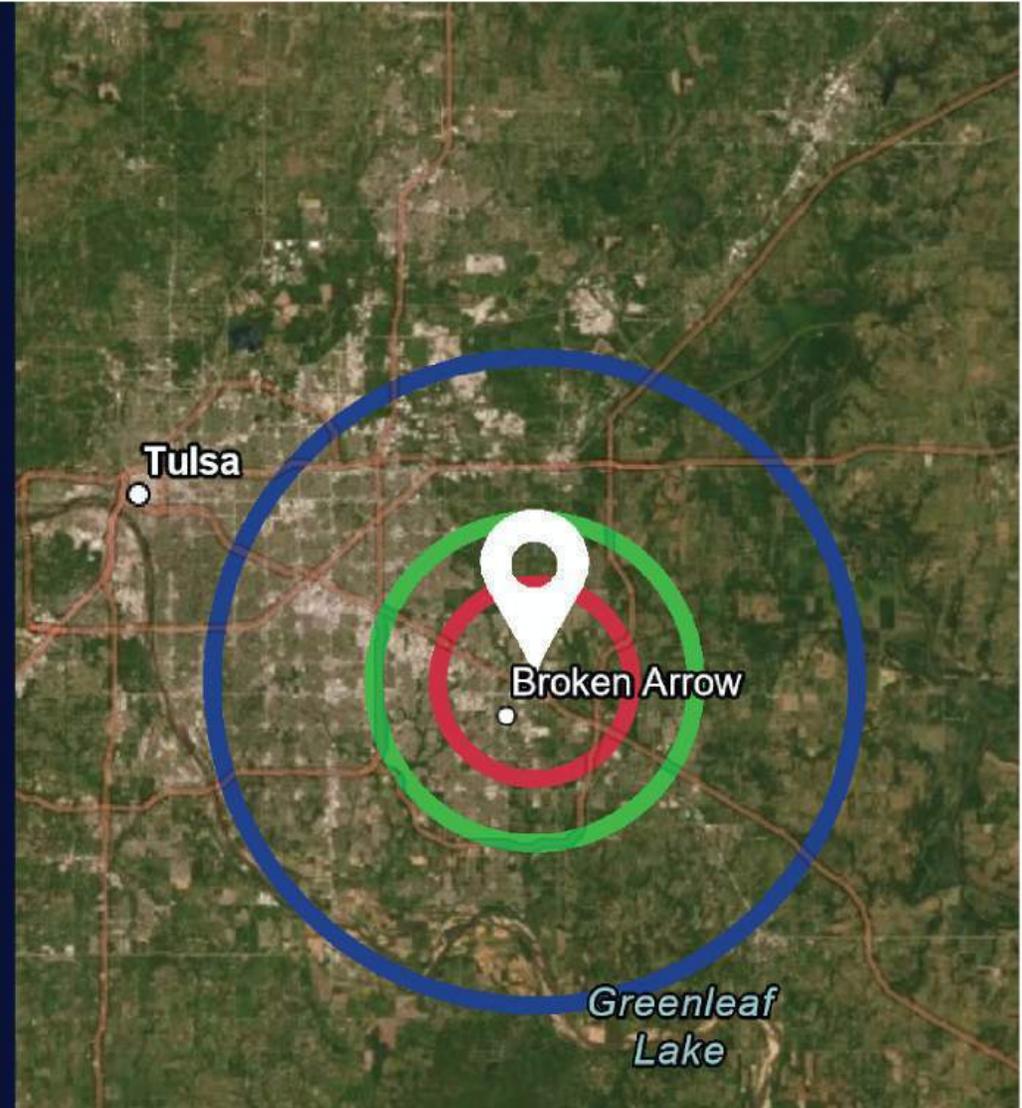
\$80,932 (10 Min.)
\$79,797 (15 Min.)
\$83,675 (20 Min.)

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.

