



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:

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PROJECT OVERVIEW



LOCATION

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

RETAIL SPACE AVAILABLE

- 3,500 SF Shops (Divisible)
- 4,688 SF Shops (Divisible)
- Outparcels Available Zoning C5
- \$39.00 PSF + NNN

PROPOSED TENANT LINEUP

Burlington, Five Below, Home Goods, Bella Gusto, Shoe Dept. Encore, Books A Million, Bealls, Kids Empire, Goldfish Swim School, Catrina Fresh, Opal Nail Salon, Sparkle, Coldstone Creamery, Surf Bar, Gung Ho, Jiffy Lube

HIGHLIGHTS

22.20 Acre Development,
Regional Power Center, Pylon Signage,
Excellent Demographics

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 | LOWES | CINEMARK | DICKS SPORTING GOODS | MARSHALLS | AT&T | PETS WART | 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 | HIBBON TIRES | CHILIS | GALLERIA FURNITURE & MORE | PIZZA HUT | SCOOTERS COFFEE | QUIK TRIP | WENDY'S | LIFE CHURCH | WHATABURGER | SONIC



PAINE

COMMERCIAL REAL ESTATE
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**Parkes
Development
Group, LLC**

A PARKES COMPANY

PROJECT SITE PLAN



PAINÉ
 COMMERCIAL REAL ESTATE SERVICES COMPANY

NELSON

Parkees Development Group, LLC

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

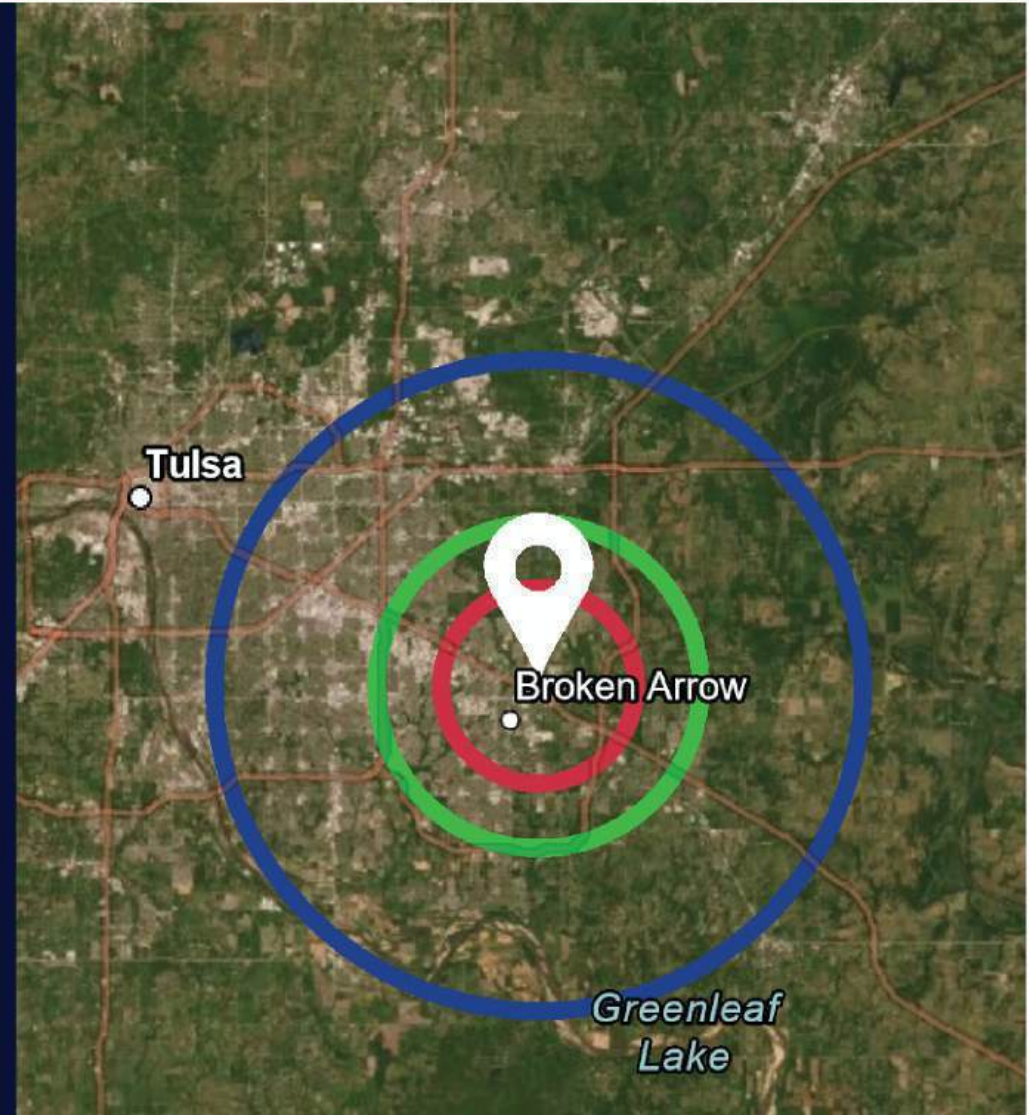
\$80,932 (10 Min.)
\$79,797 (15 Min.)
\$83,675 (20 Min.)

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.

