



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 2300 E. Hillside Dr.
Broken Arrow, OK 74012

RETAIL SPACE AVAILABLE

- 3,500 SF Shops (Can Be Split)
- 4,688 SF Shops (Can Be Split)
- \$39.00 PSF + NNN
- Outparcels Available Zoning C5
- Ground Lease or Build to Suit (Can Be Split)
 - 3.54 Acres Outparcel 1
 - 1.18 Acres Outparcel 2
 - 1.04 Acres Outparcel 3
 - 0.91 Acres Outparcel 4

PROPOSED TENANT LINEUP

Burlington, 5 Below, Home Goods, In the Raw, 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

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 | 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 SITE PLAN

TRADE AREA ANCHOR TENANTS

Target
DICK'S
ROSS
Michaels
Marshalls

LOWE'S

Burlington
FIVE BELOW
HomeGoods
BAM!
bealls OUTLET
OPAL NAIL SALON

CINEMARK

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

IHOP

HIDDEN TIRE PLUS

TOMMY'S EXPRESS CAR WASH

SANTA FE

BUFFALO WILD WINGS

TTCU
Federal Credit Union



PLYLON SIGN

OUTPARCEL 1
10,945 SF
2.36 AC

OUTPARCEL 2
5,735 SF
1.18 AC

OUTPARCEL 3
45,387 SF
1.04 AC

OUTPARCEL 5
39876 SF
0.91 AC

NELSON
PAINE
 COMMERCIAL REAL ESTATE
Parkes 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

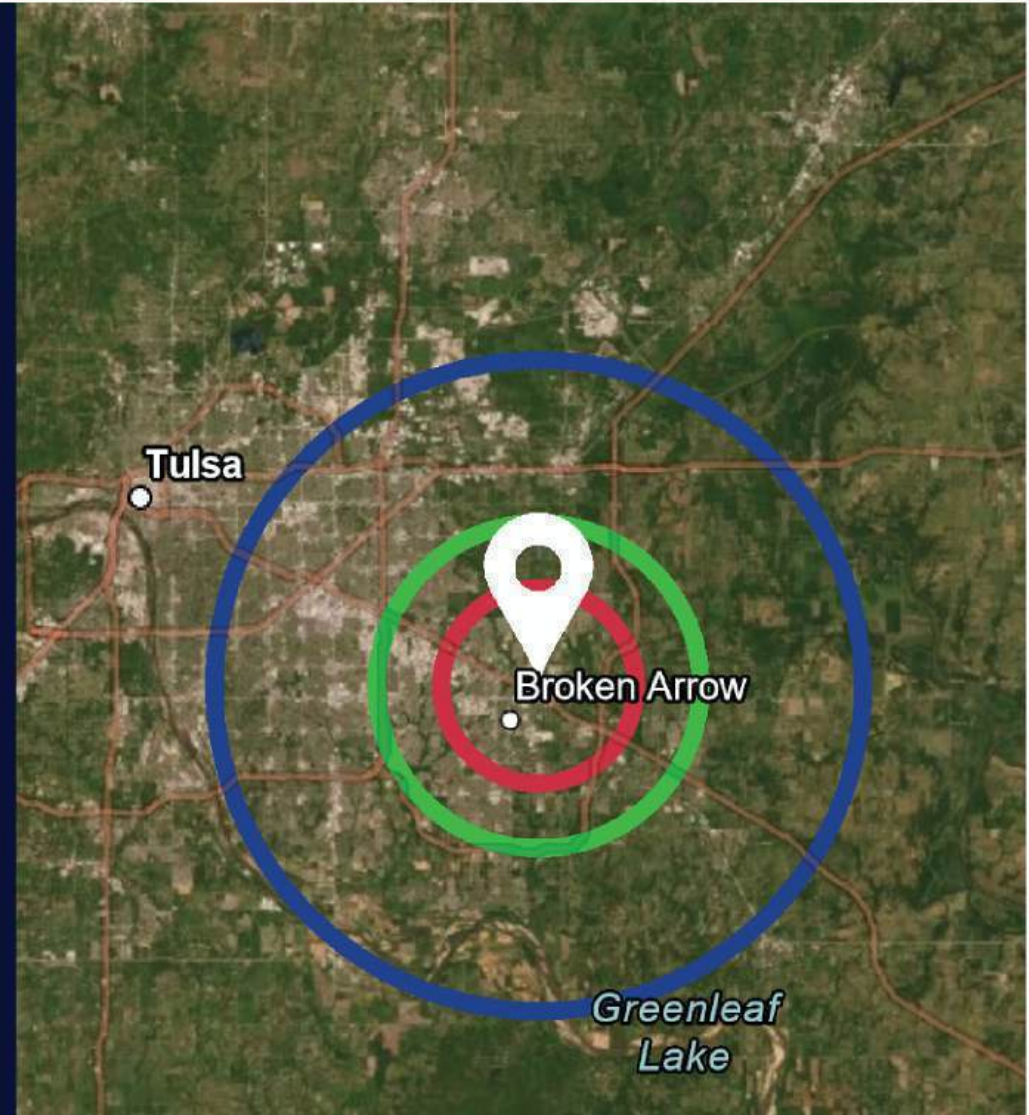
\$80,932 (10 Min.)
\$79,797 (15 Min.)
\$83,675 (20 Min.)

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.

P A I N E
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A PARKES COMPANY