



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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P A I N E
COMMERCIAL REAL ESTATE
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Parkes Development Group, LLC
A PARKES COMPANY

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
 - 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 Home Centric, Kids Empire, Goldfish Swim School, Catrina Fresh, Fiora Nail Salon, Sparkle, Shake Shack, 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

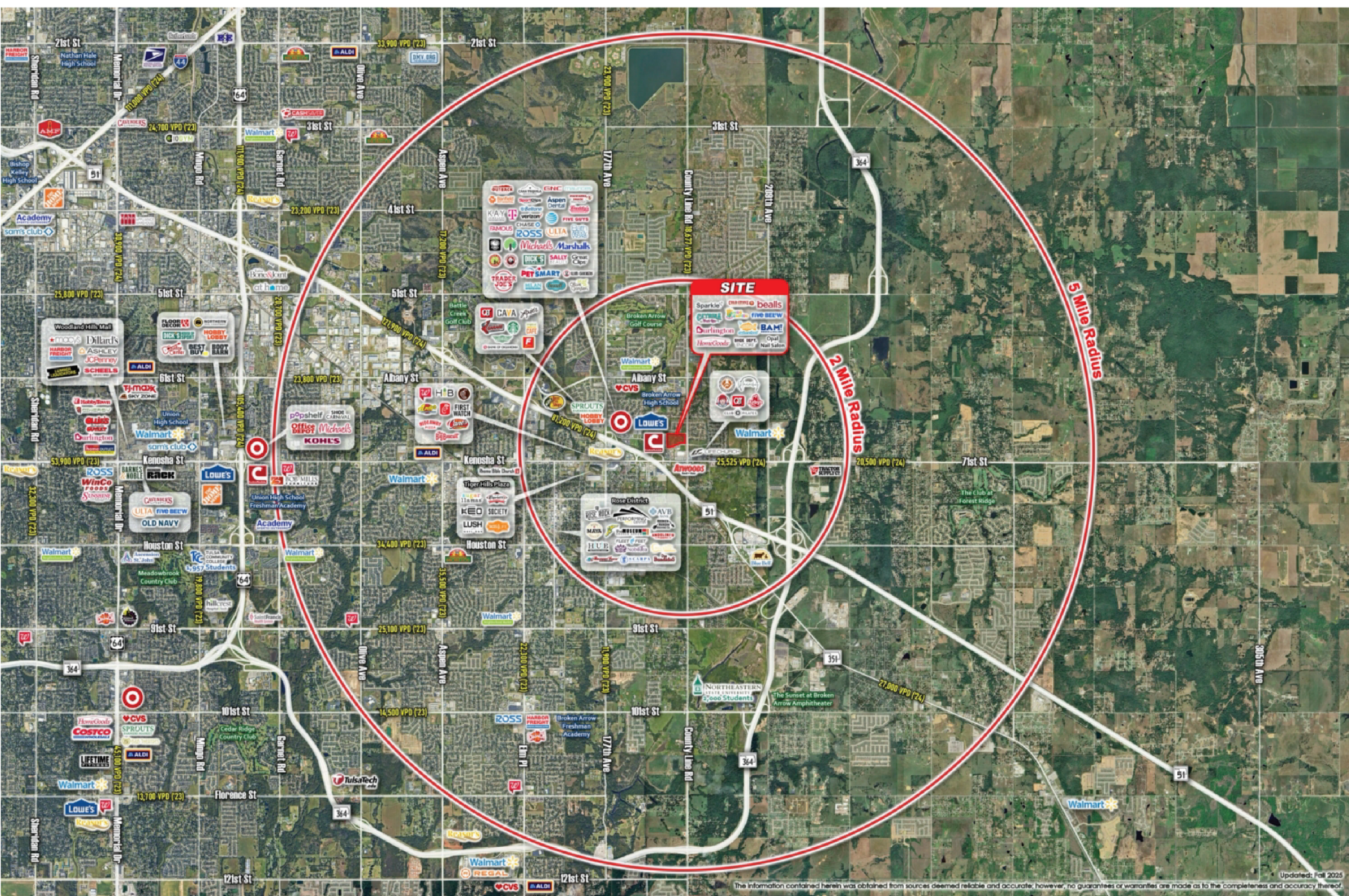
TARGET | LOWE'S | CINEMARK | DICKS SPORTING GOODS | MARSHALLS | AT&T | PETSMART | ULTA | MAURICES | T-MOBILE |
US CELLULAR | ROSS | ASPEN DENTAL | MICHAELS | FAMOUS FOOTWEAR | OLIVE GARDEN | FIVE GUYS | PANDA EXPRESS |
CHICKEN SALAD CHICK | SLIM CHICKENS | FREDDY'S FROZEN CUSTARD | CRUMBL COOKIES | SHAWARMA 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 | WENDY'S | LIFE CHURCH |
WHATABURGER | SONIC



PROJECT SITE PLAN



TRADE AREA - REGIONAL POWER CENTER



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.)

DRIVE TIME DEMOGRAPHICS

AVG. HH INCOME

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

POPULATION

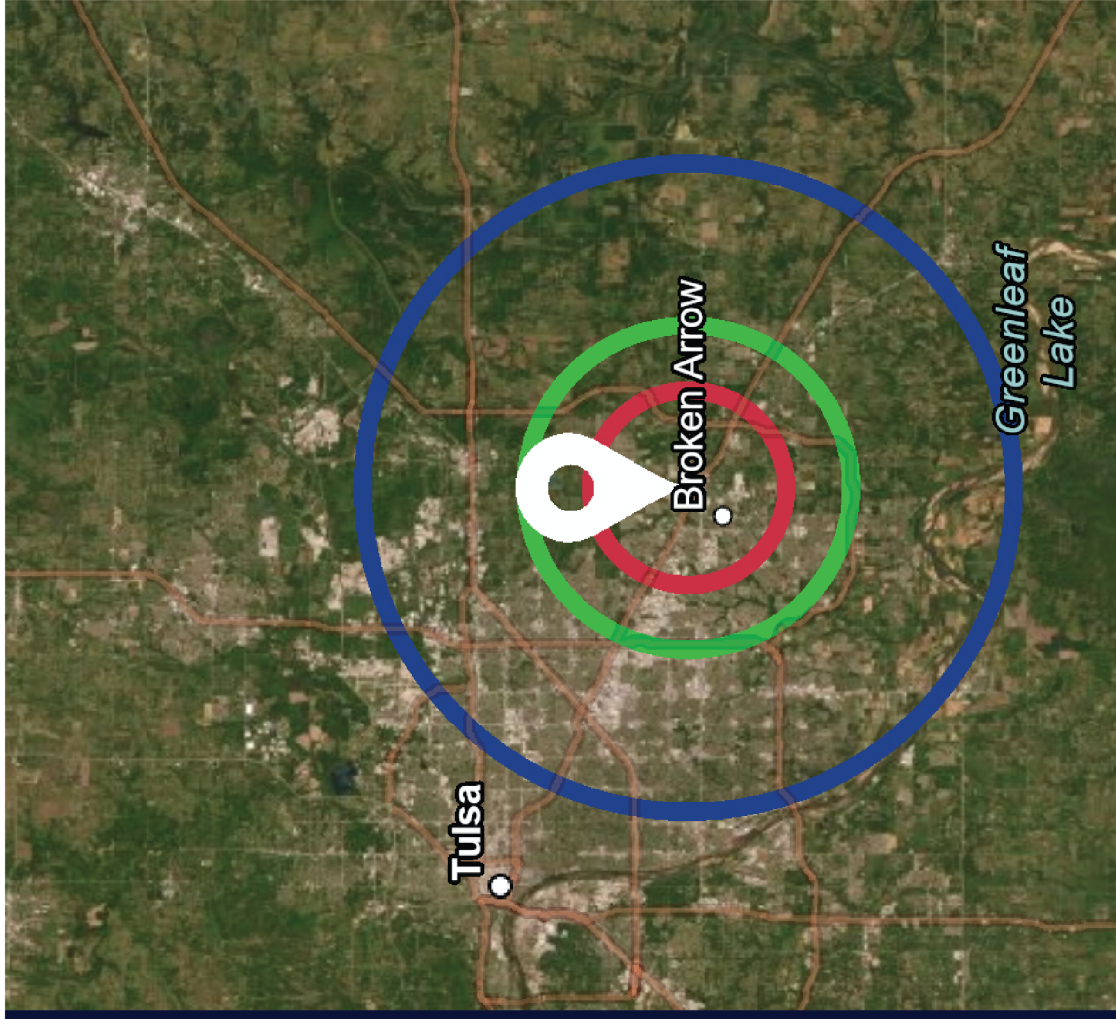
104,414 (10 Min.)
310,105 (15 Min.)
531,988 (20 Min.)

MEDIAN AGE

35.1 (10 Min.)
36.8 (15 Min.)
37.4 (20 Min.)

TRAFFIC GENERATORS

25,700 CPD E. Kenosha Street
18,677 CPD County Line Road
63,400 CPD Broken Arrow Expressway



BROKEN ARROW

IS RANKED

16 OUT OF TOP 25 CITIES TO START A BUSINESS in 2022.



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