

FOR SALE OR LEASE

ASPEN RIDGE OF BROKEN ARROW

E 145TH STREET & CREEK TURNPIKE, BROKEN ARROW, OK 74011



PROPERTY INFO

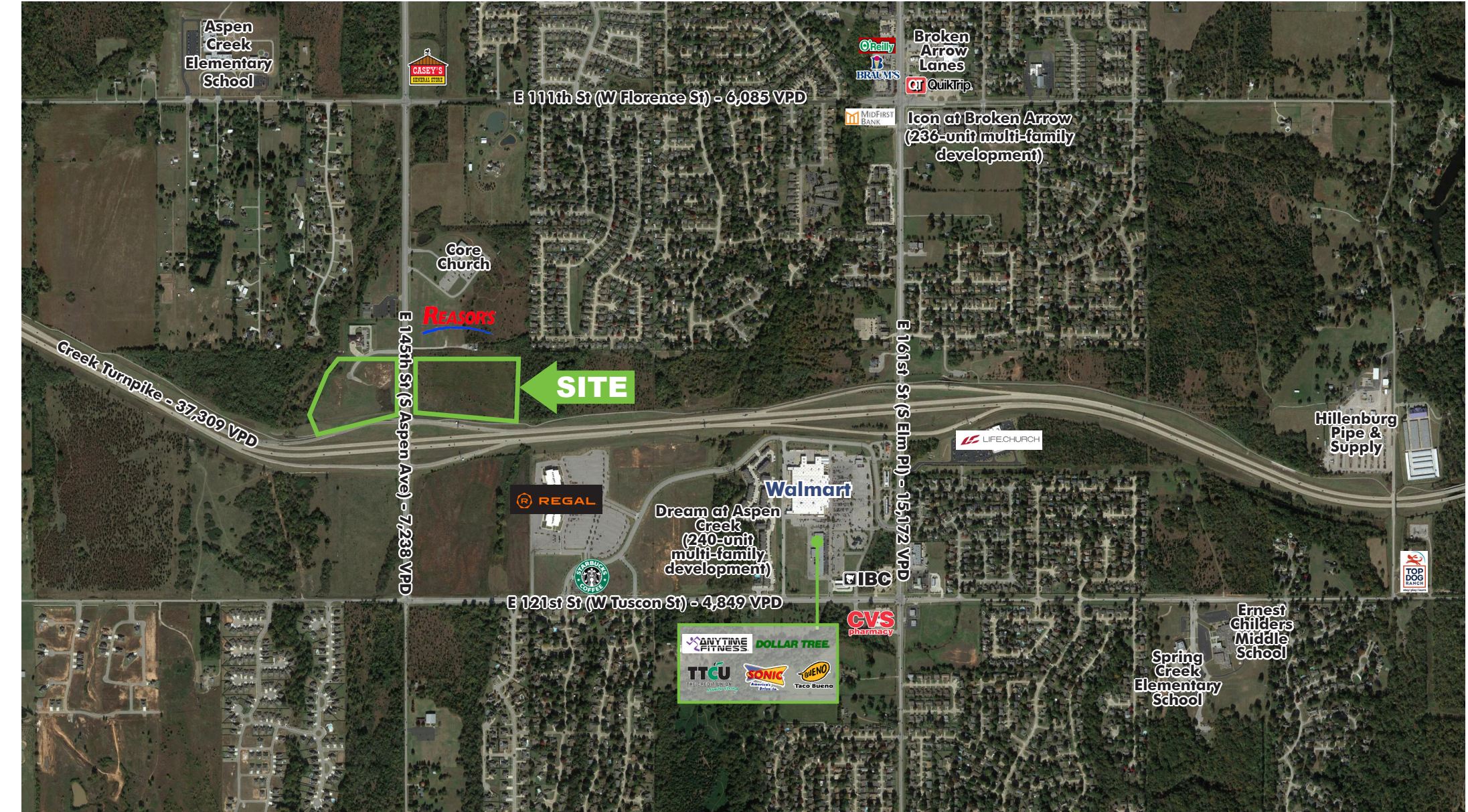
Aspen Ridge of Broken Arrow is a regional grocery-anchored shopping center located in Broken Arrow, Oklahoma. The 60-acre mixed-use development will feature 150,000 square feet of retail shopping, restaurant, grocery, entertainment, and 170 residential apartments. The project is located immediate north of the Creek Turnpike and 145th East Ave. (Aspen) in south Broken Arrow. The center will be home to a local household name grocery operator, Reasor's, that will include 60,000 sq. ft. grocery store adjacent to retail shop space and restaurant parcels. Reasor's is scheduled to open during the 4th quarter of 2021. Area tenants include WalMart Super Center, Warren Theater, CVS Pharmacy.

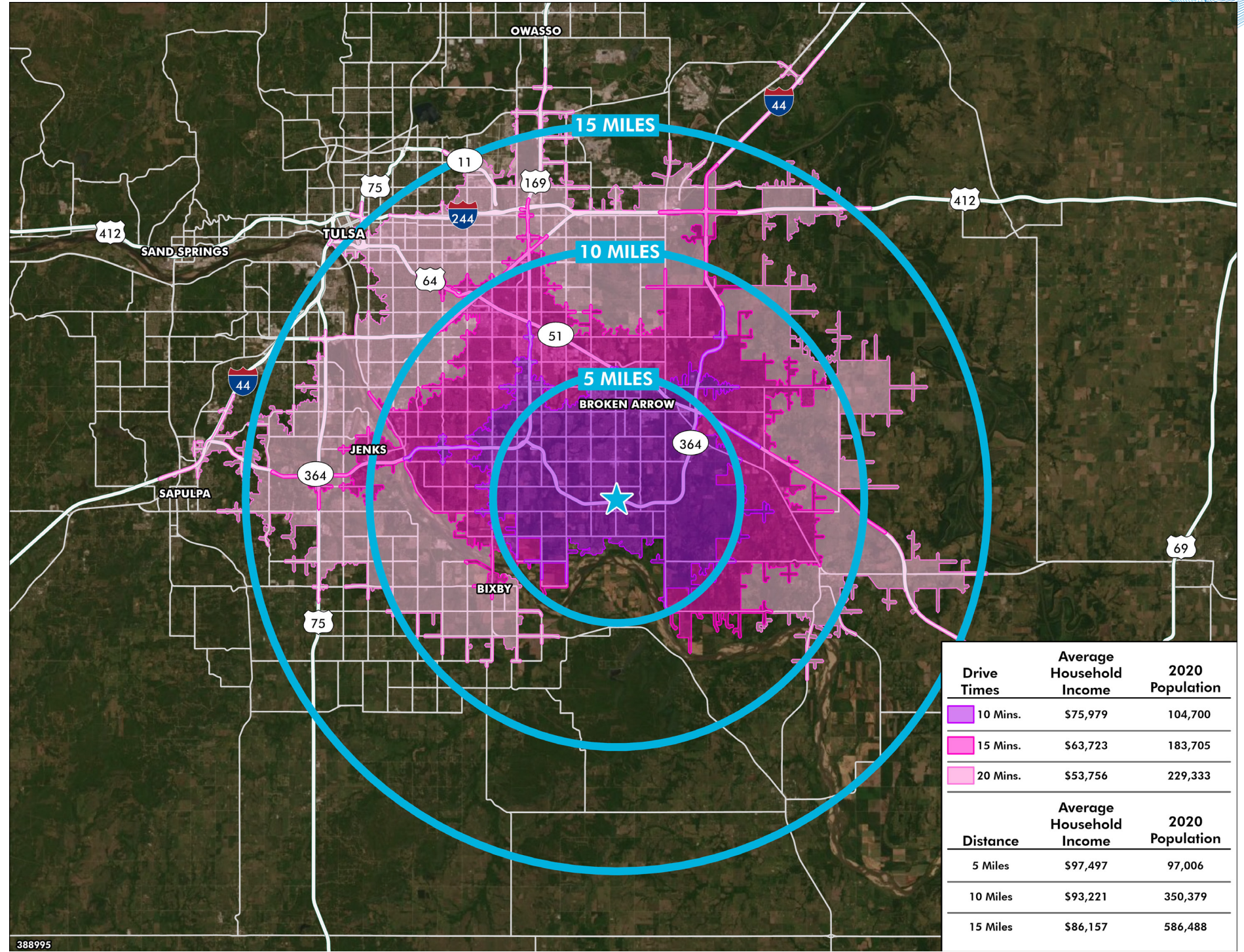
- + New construction anchored by Reasor's, a 60,000 SF grocer
- + Shop space, junior box, and pad sites available
- + Easy access to the Creek Turnpike (37,309 VPD)
- + Close to The Shops at Aspen Creek, a 150-acre mixed-use development anchored by Warren Theater
- + The Warren Theatre, a 150,000-SF, 18-screen state-of-the-art movie theatre, is a strong regional draw and the highest performing theatre in the Tulsa market.
- + Other area retailers include Walmart Supercenter, CVS Pharmacy, and Starbucks.
- + Controlled traffic signal on Aspen (E 145th St)

Aspen Ridge of Broken Arrow is a 60 acre, mixed-use development anchored by a regional grocery tenant.

2020 Demographics

Population	
1 Mile	5,490
3 Miles	48,251
5 Miles	110,663
Average Household Income	
1 Mile	\$79,869
3 Miles	\$99,945
5 Miles	\$97,813
Daytime Population	
1 Mile	4,564
3 Miles	39,694
5 Miles	102,333



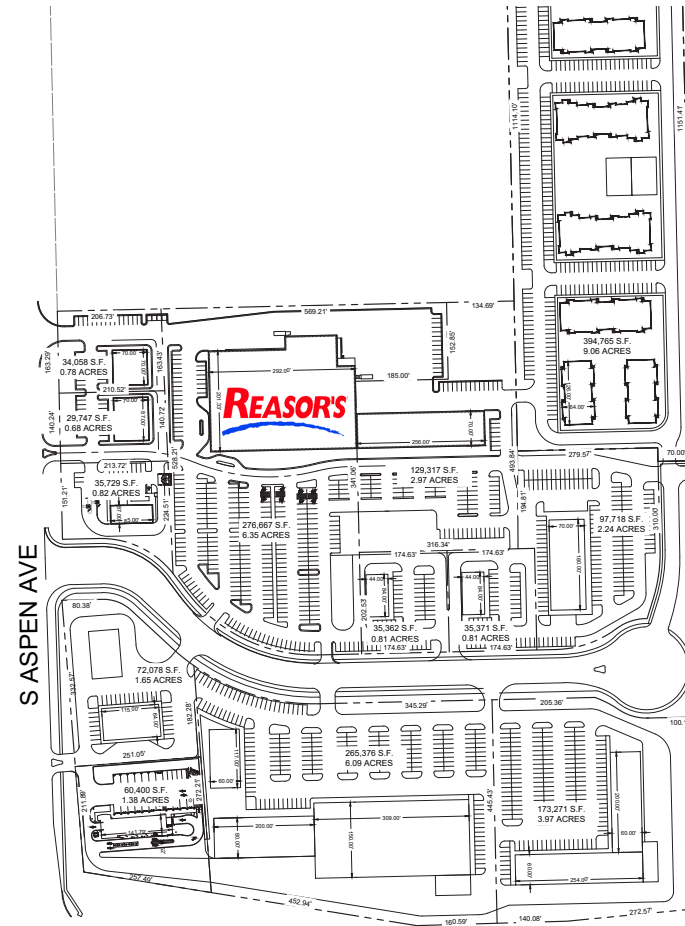


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SITE PLAN



CONTACT US

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www.cbre.us/AspenRidge

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