

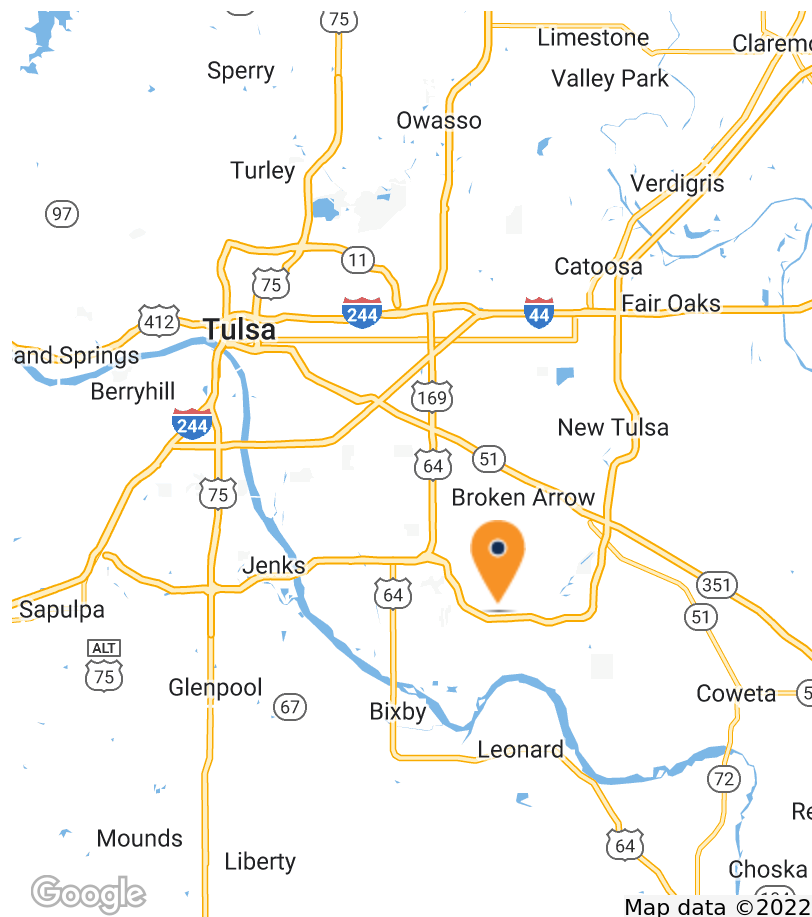


### PROPERTY DESCRIPTION

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 Wal-Mart Super Center, Warren Theater, CVS Pharmacy.

### OFFERING SUMMARY

Price:	CALL FOR PRICING
Number of Units:	10
Building Size:	200,000 SF



Ben Ganzkow, CCIM  
PRINCIPAL  
918.946.5855  
ben@legacypadvisors.com



RETAIL | STRIP CENTER  
COMPLETE HIGHLIGHTS

LOCATION INFORMATION

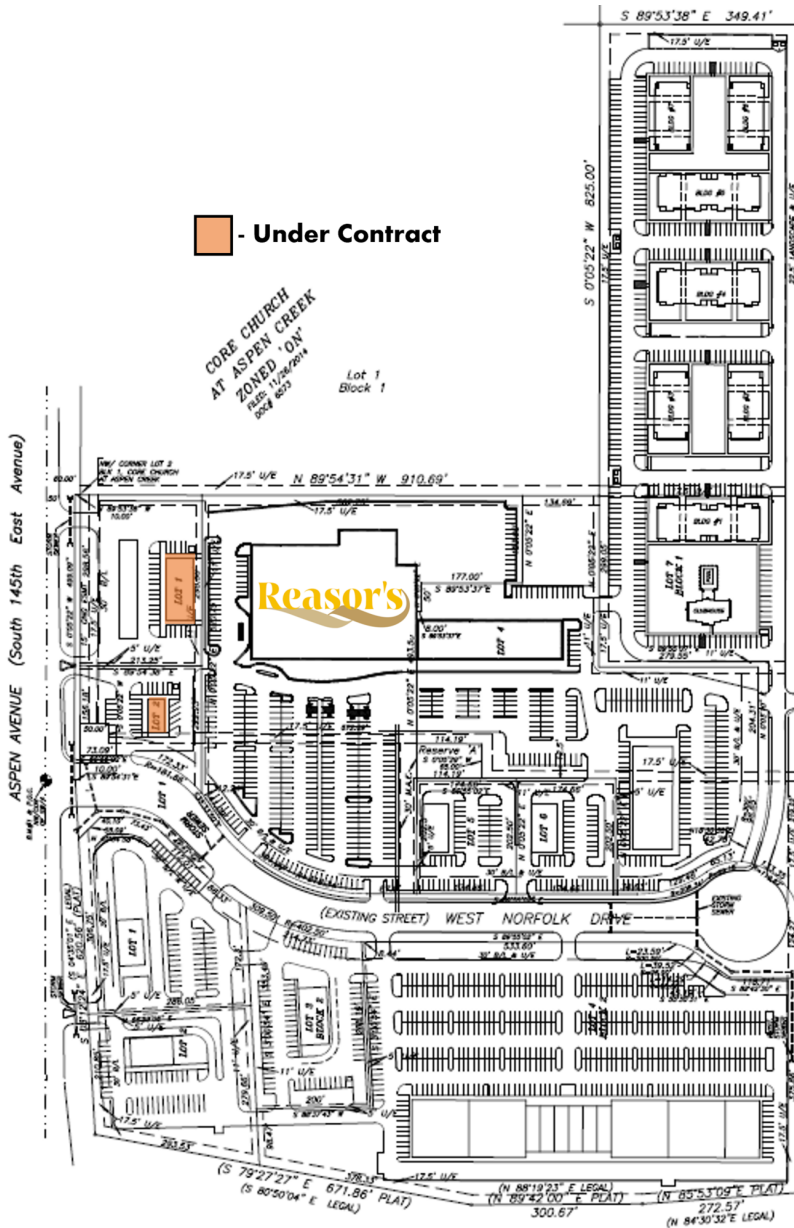
Building Name	Aspen Ridge
Street Address	5204 S Aspen Ave
City, State, Zip	Broken Arrow, OK 74011
County	Tulsa
Market	Tulsa
Sub-market	Southeast Tulsa

BUILDING INFORMATION

Size	200,000 SF
Year Built	2022

PROPERTY HIGHLIGHTS

- 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)

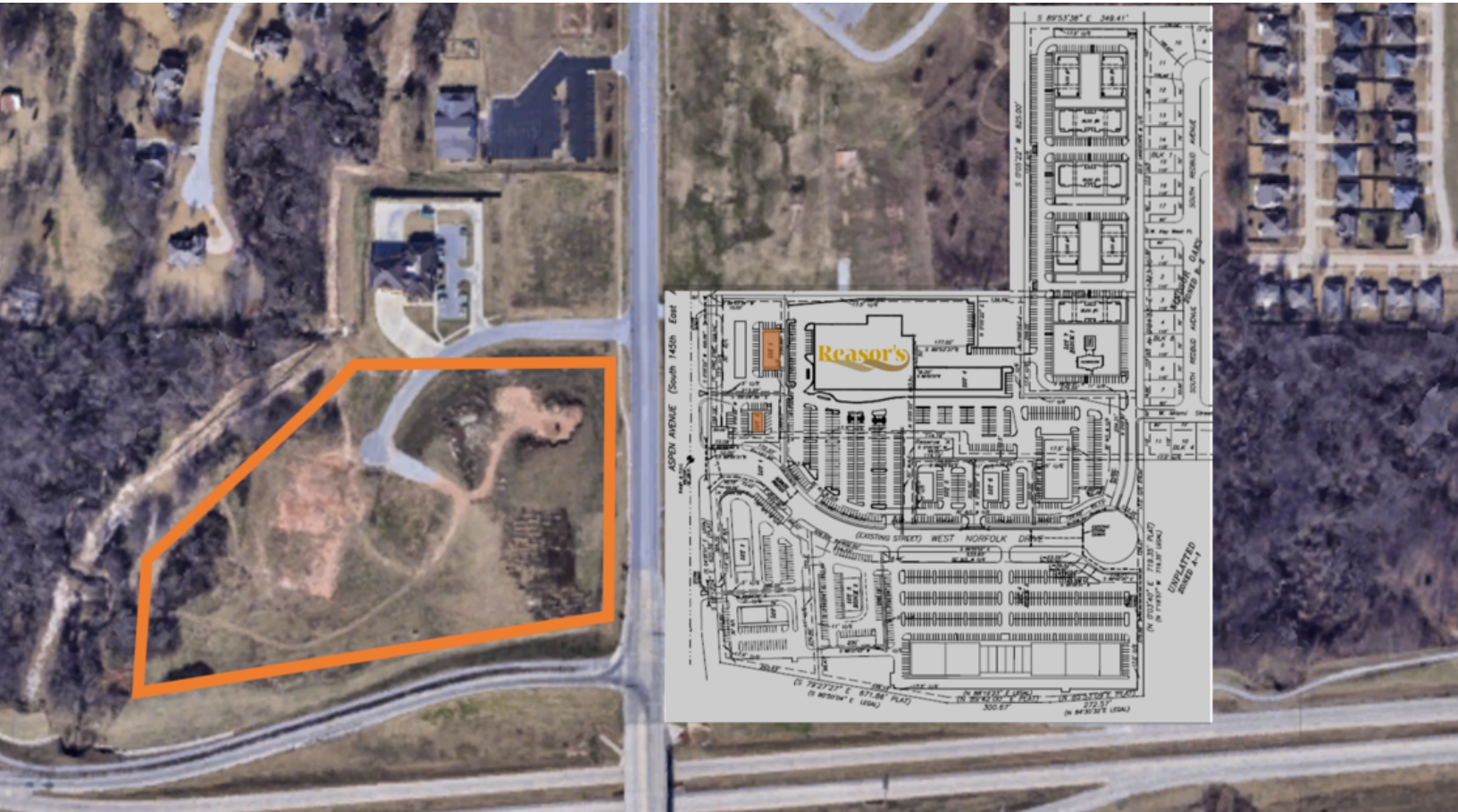
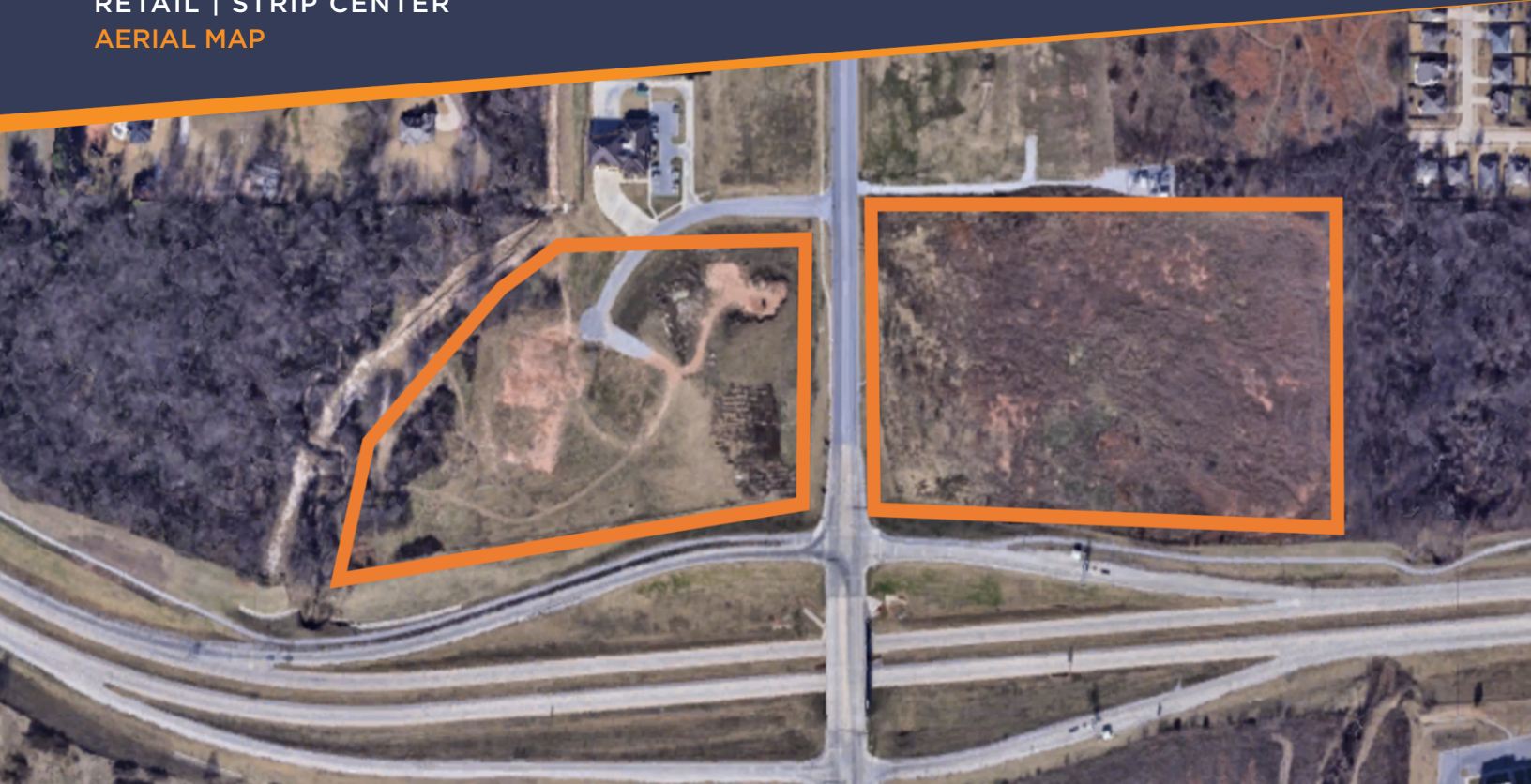


FOR REVIEW ONLY - NOT FINAL

Ben Ganzkow, CCIM  
PRINCIPAL  
918.946.5855  
ben@legacypadvisors.com



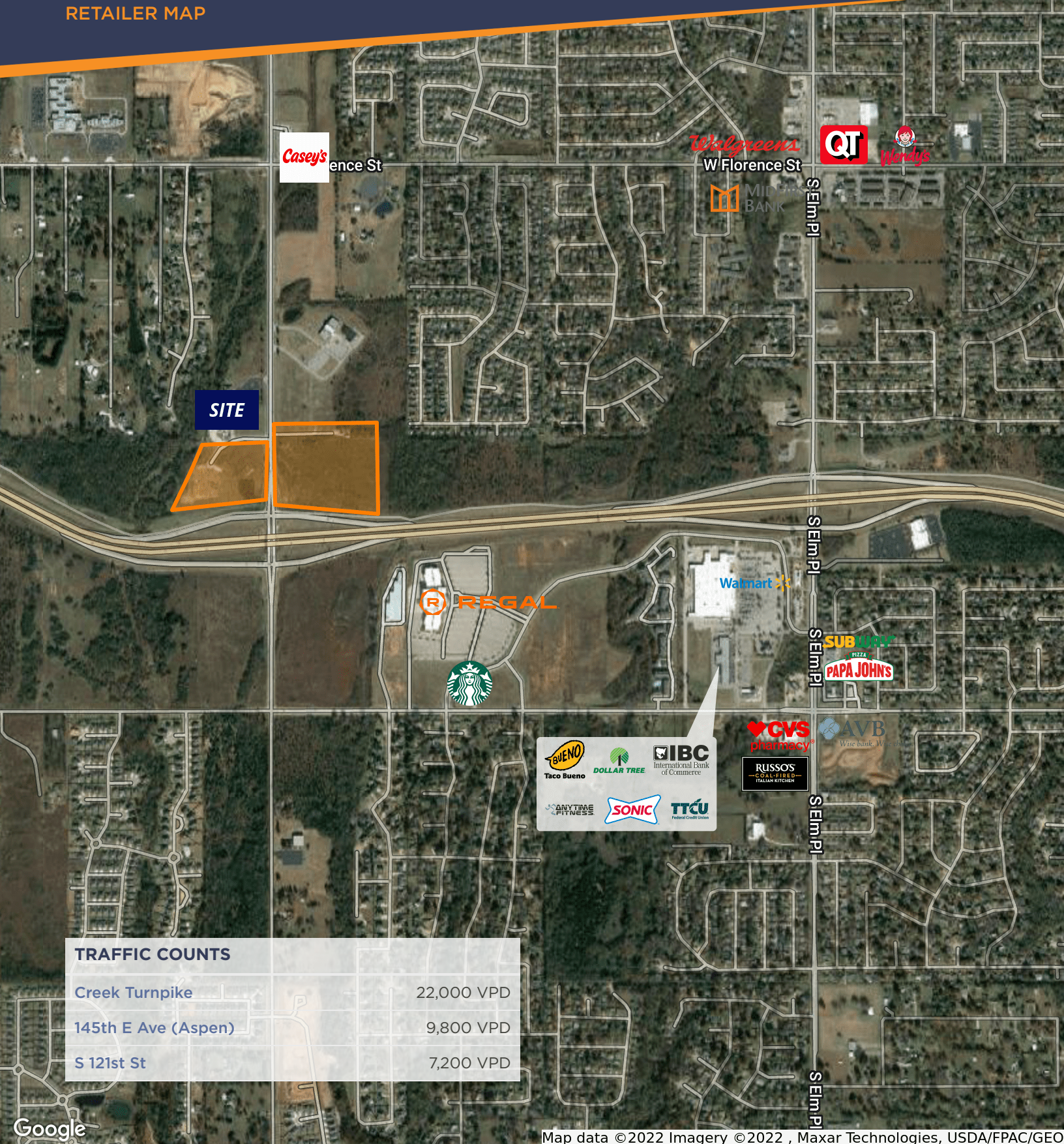
RETAIL | STRIP CENTER  
AERIAL MAP



Ben Ganzkow, CCIM  
PRINCIPAL  
918.946.5855  
ben@legacypadvisors.com



RETAIL | STRIP CENTER  
RETAILER MAP



**SITE**

Casey's  
ence St

Walgreens  
W Florence St

QT

Wendy's

MIDFIRST  
BANK

SEImPI

SEImPI

SEImPI

SEImPI

SEImPI

REGAL



Walmart

SUBURBIA  
PIZZA  
PAPA JOHN'S

GVS  
pharmacy

AVB  
Wise bank, Wise

RUSSO'S  
— REAL FRIES —  
— ITALIAN KITCHEN —

BUENO  
Taco Bueno

DOLLAR TREE

IBC  
International Bank  
of Commerce

ANYTIME  
FITNESS

SONIC

TFCU  
Federal Credit Union

**TRAFFIC COUNTS**

Creek Turnpike	22,000 VPD
145th E Ave (Aspen)	9,800 VPD
S 121st St	7,200 VPD

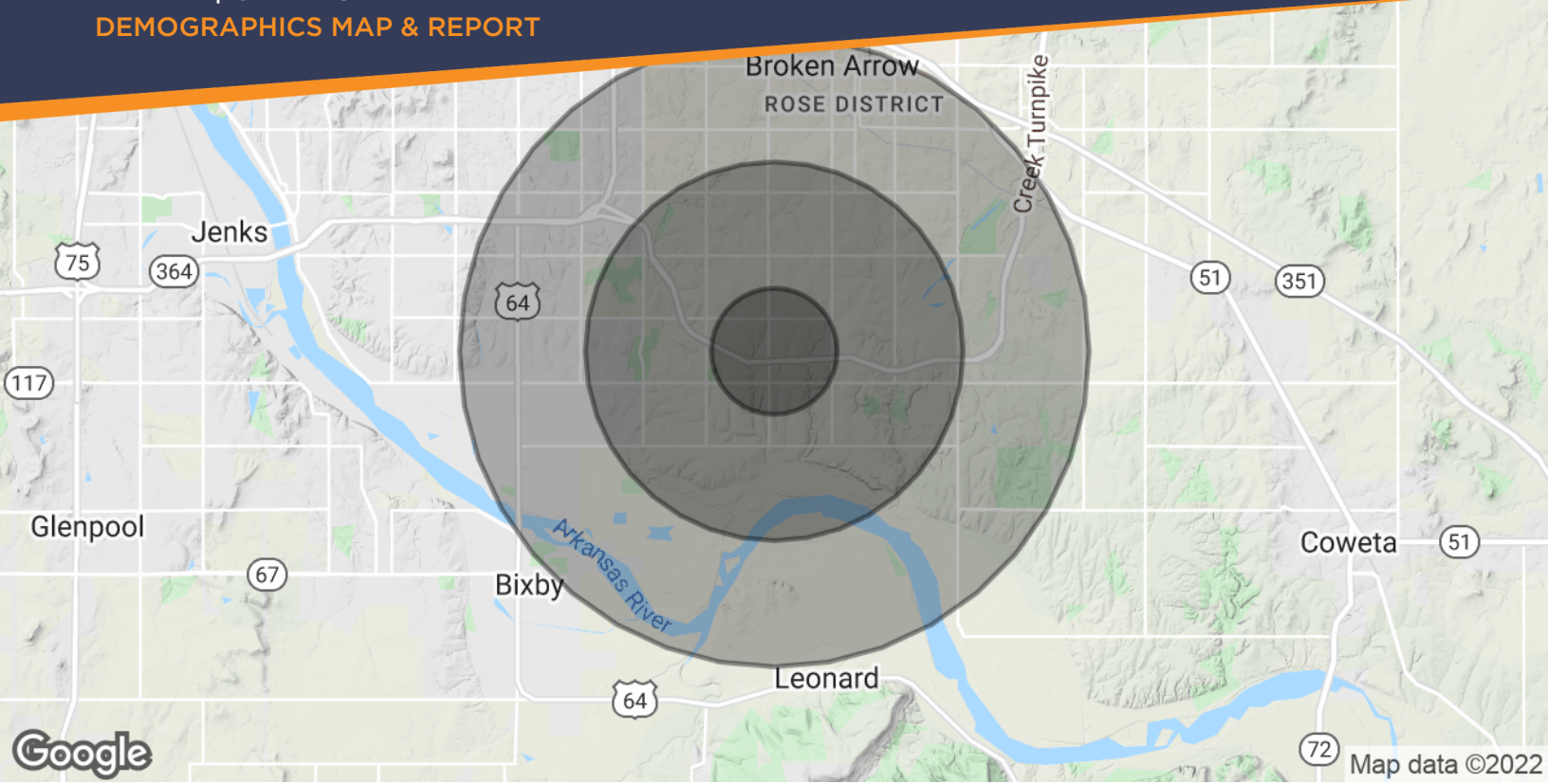
Google

Map data ©2022 Imagery ©2022, Maxar Technologies, USDA/FPAC/Geo

Ben Ganzkow, CCIM  
PRINCIPAL  
918.946.5855  
ben@legacypadvisors.com

**LEGACY**  
COMMERCIAL PROPERTY ADVISORS

**RETAIL | STRIP CENTER**  
**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,171	38,666	103,394
Average Age	35.5	36.8	36.6
Average Age (Male)	33.2	35.2	35.4
Average Age (Female)	37.9	38.2	37.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,009	14,325	38,005
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$73,850	\$81,026	\$82,445
Average House Value	\$147,369	\$163,644	\$167,145

*\* Demographic data derived from 2010 US Census*

**Ben Ganzkow, CCIM**  
 PRINCIPAL  
 918.946.5855  
 ben@legacypadvisors.com

