

East Village at Forest Ridge



A Premier Gathering Place for Shopping, Dining & Everyday Convenience

E. Kenosha St., adjacent to The Club At Forest Ridge, Broken Arrow, OK

NOW PRE-LEASING

Highlights

- Restaurant and Retail spaces available in high-income demographic near Forest Ridge.
- Spaces available from 1,025 SF – 7,200 SF
- Flexible suite sizes available to accommodate restaurants, retail, medical, fitness, and service users.
- New construction with Tenant Improvement Allowances available.
- Surrounded by new residential communities, golf course development, and expanding commercial activity.
- New construction retail center strategically positioned along East Kenosha Street (71st Street), one of Broken Arrow's primary east-west commercial corridors.
- Minutes from the Creek Turnpike, providing regional accessibility and connectivity throughout the Tulsa MSA.
- Positioned to serve the growing population of east Broken Arrow and northern Wagoner County.
- Scheduled to break ground in 2027.



All statements herein are for informational purposes only and are believed to be reliable; however, no warranty or representation is made to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

Phase I Site Plan

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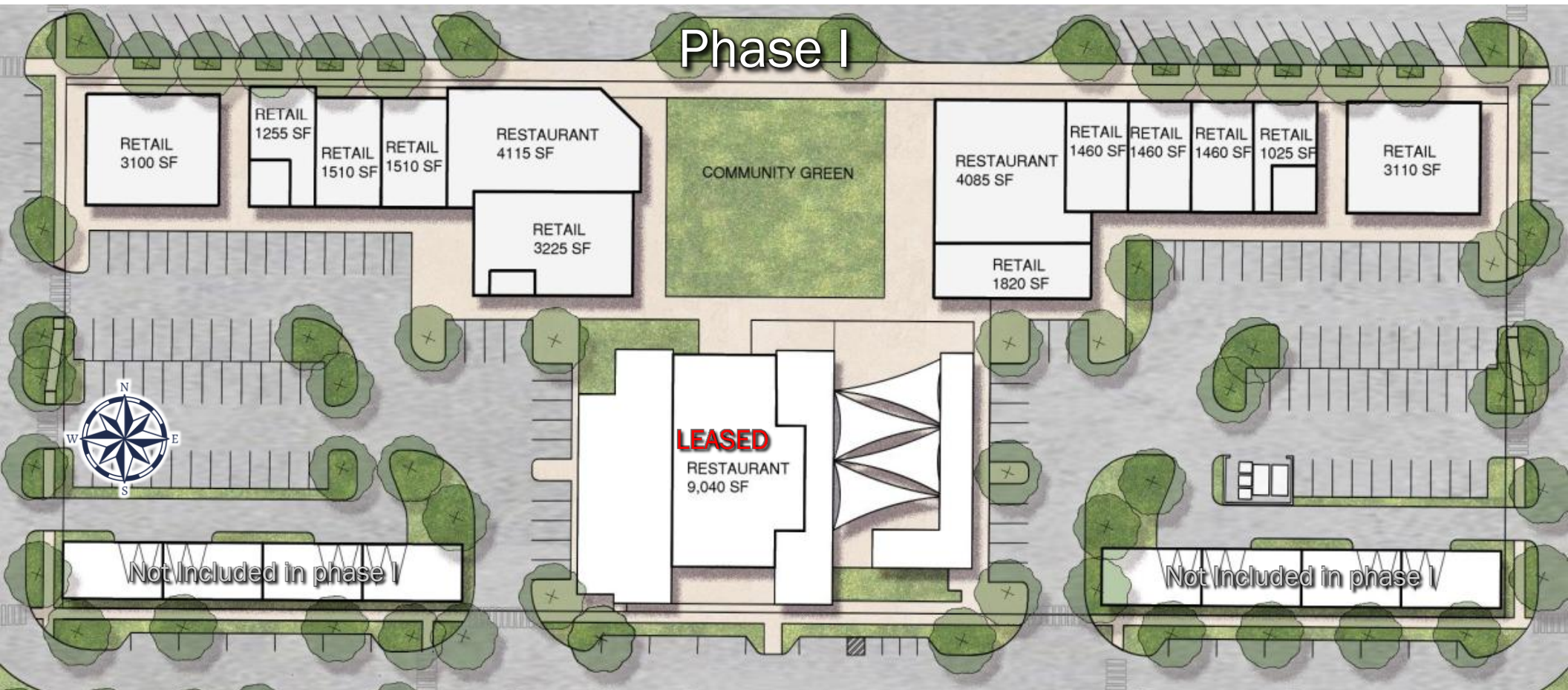


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Overall Site Plan

East Village at Forest Ridge



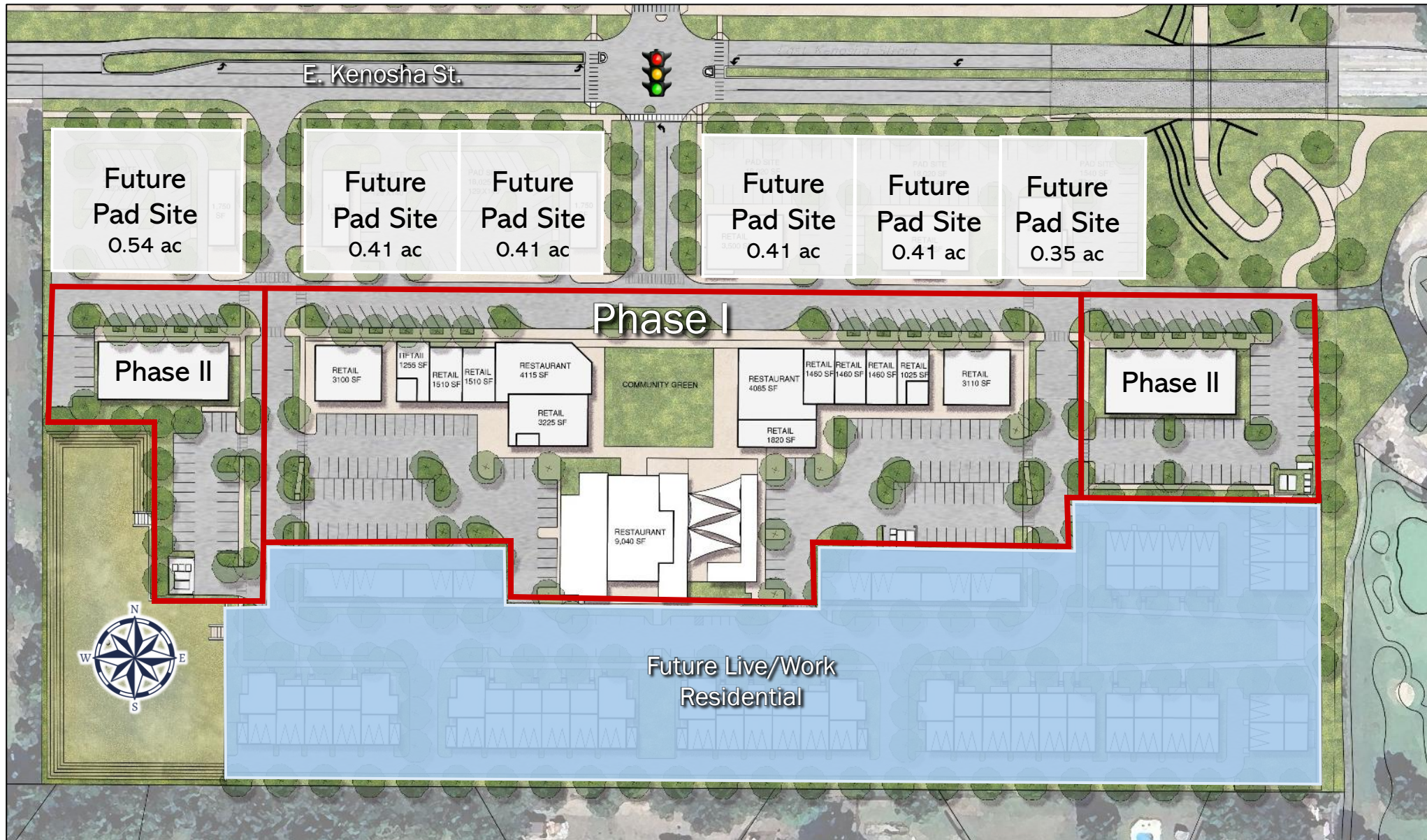
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Aerial Rendering

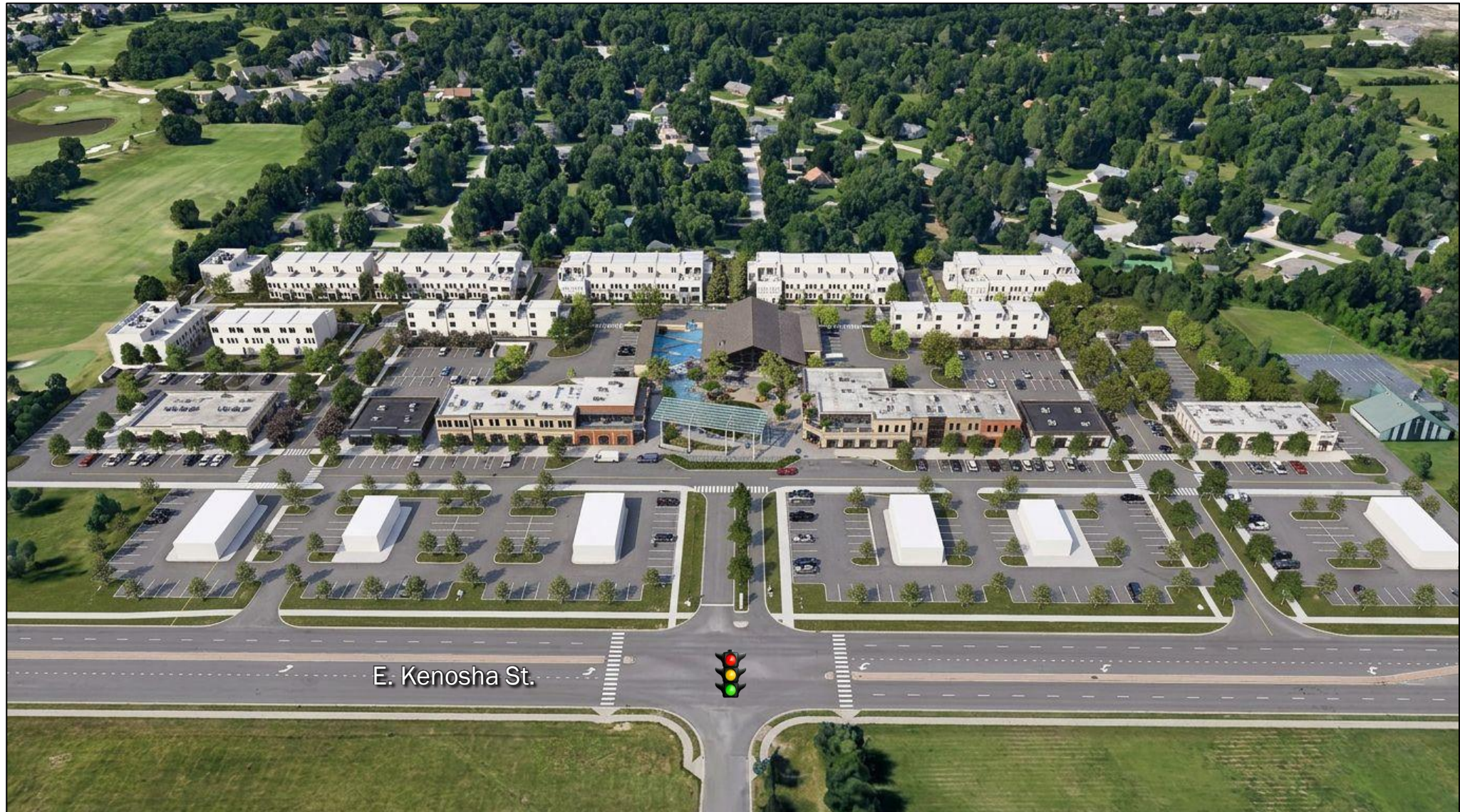


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Immediate Trade Area



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Summary

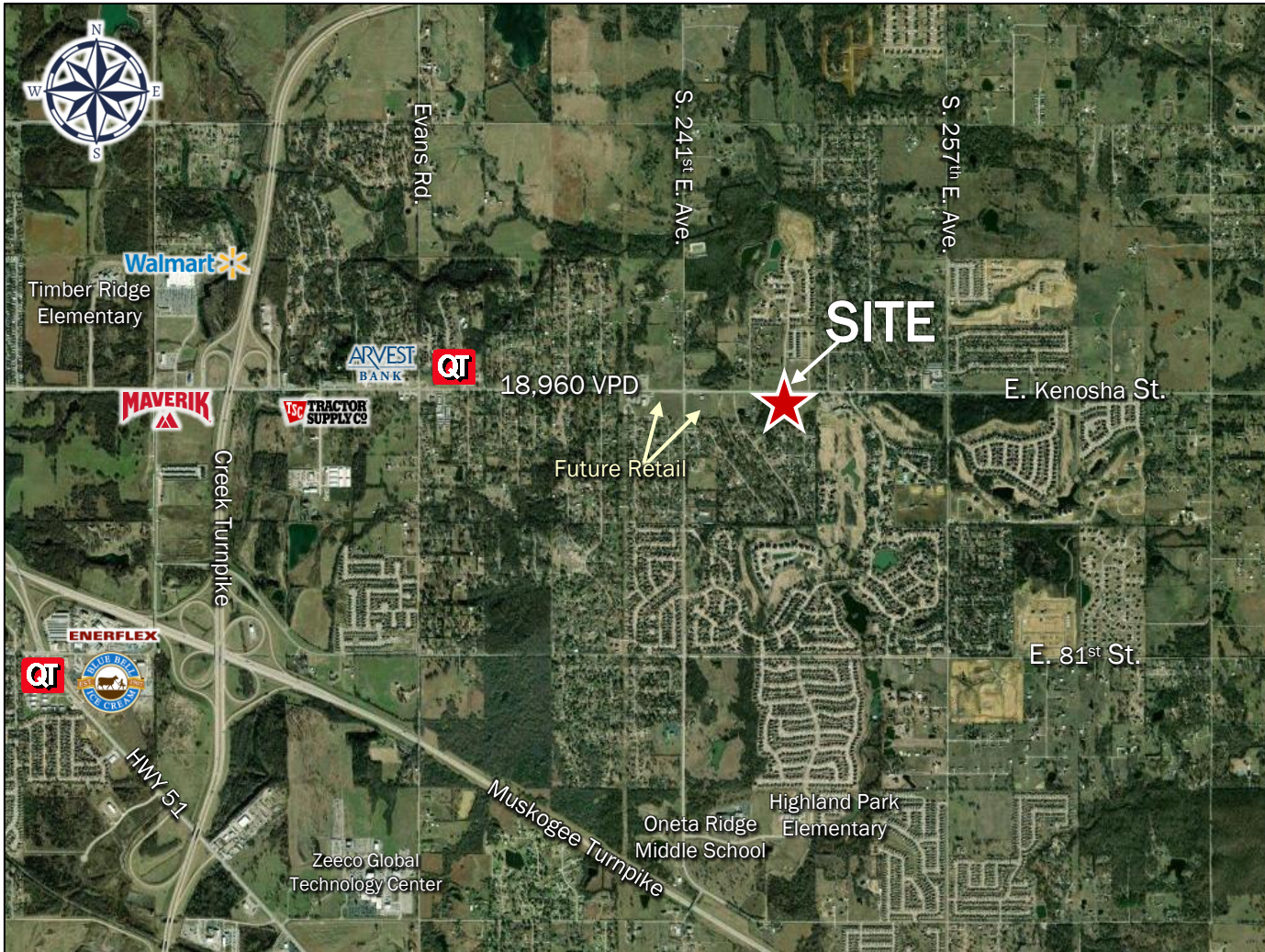
As a premier gathering place for shopping, dining, and everyday convenience, this highly visible E. Kenosha corridor location is positioned to serve one of the fastest-growing trade areas in the Tulsa metropolitan market.

Surrounded by thousands of existing and planned homes, the site offers retailers and restaurants the opportunity to establish a presence at the center of daily consumer activity. Its strategic location, strong traffic patterns, and growing residential base make it an ideal destination for neighborhood services, dining, shopping, and community interaction.

Demographics

MILE RADIUS	1	3	5
Population:	4,128	18,197	63,954
Households:	1,417	6,573	23,438
Avg HH Income:	\$130,154	\$119,921	\$106,872

E Kenosha St. 18,960 VPD



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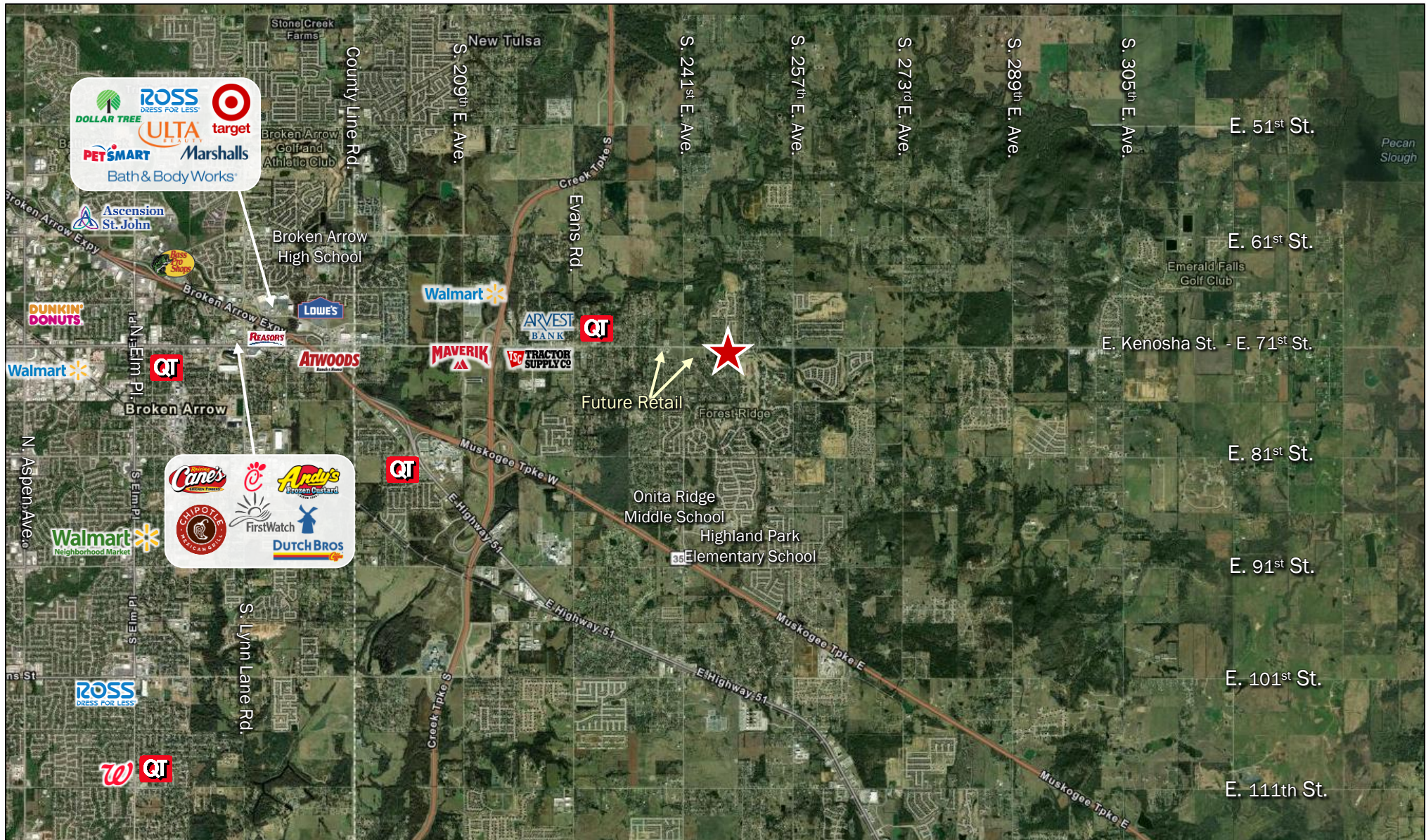
Location Map

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