

RETAIL SPACE FOR LEASE

THE SHOPS AT TURKEY CREEK

501 SE Washington Blvd, Bartlesville, OK
74006



ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
405.843.7474
aj@creekcre.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for lease at 501 SE Washington Blvd, this 23,732 SF retail space sits along one of Bartlesville's busiest commercial corridors, surrounded by a strong lineup of national credit tenants including Dollar Tree, Five Below, Ollie's, and Shoe Dept. Encore. The space includes a covered rear loading dock with a graded delivery ramp, offering dedicated back-of-house service access ideal for large-format retail, distribution, or high-volume inventory operations. With excellent visibility, ample parking, and access from a signalized intersection, the center draws consistent daily traffic and benefits from a dense surrounding retail trade area a prime opportunity for retailers looking to establish or expand their presence in the heart of Bartlesville's shopping district.

PROPERTY HIGHLIGHTS

- Spacious Footprint — 23,732 SF of contiguous retail space ideal for a large-format or anchor user
- Covered Loading Dock & Ramp — Dedicated rear service access with a covered dock and graded delivery ramp for easy freight handling
- Prime Location — Situated on high-traffic SE Washington Blvd, Bartlesville's primary retail corridor

OFFERING SUMMARY

Lease Rate:	\$9-12 SF/yr (NNN)
Available SF:	10,000 - 23,732 SF
Lot Size:	343,600 SF
Building Size:	92,512 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	16,705	18,698	20,888
Total Population	42,762	47,850	53,279
Average HH Income	\$83,211	\$85,911	\$85,611

ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
405.843.7474
aj@creekcre.com

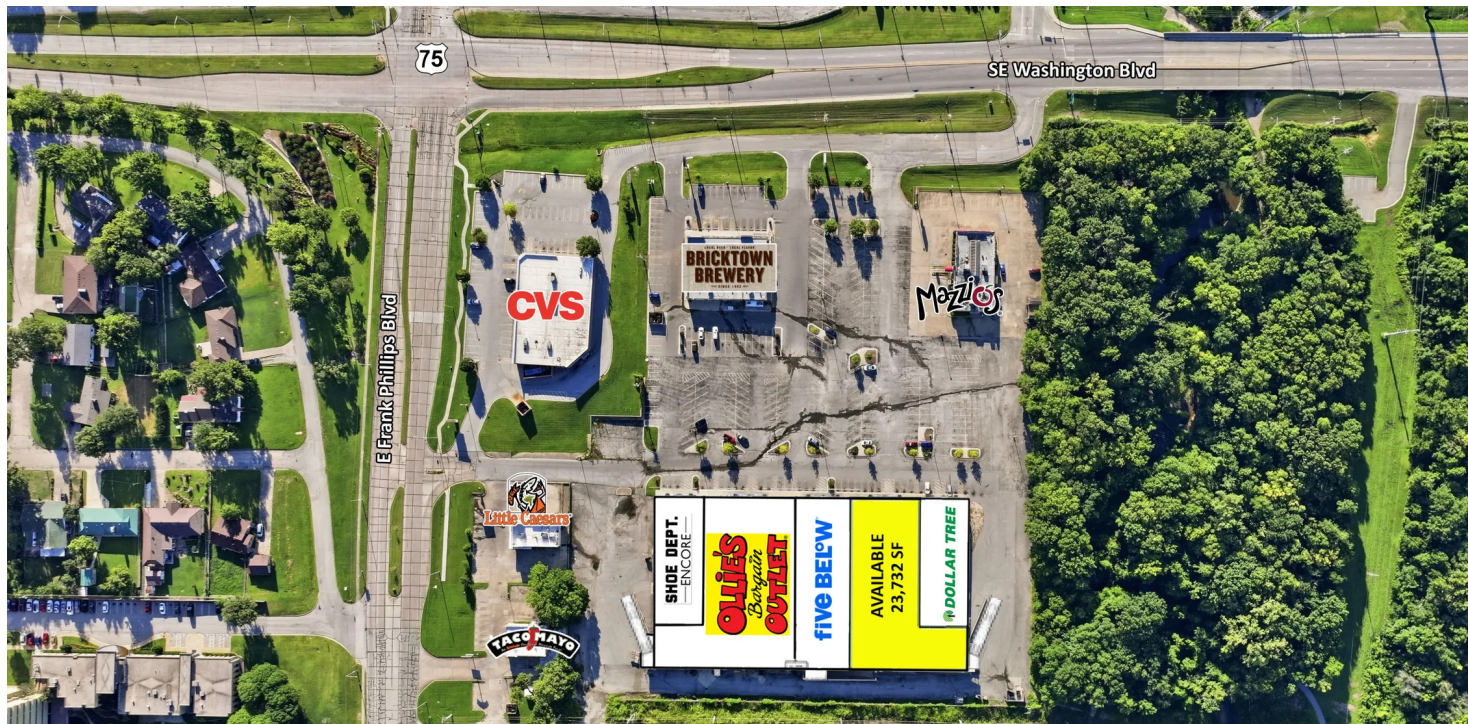
ADDITIONAL PHOTOS



ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
405.843.7474
aj@creekcre.com

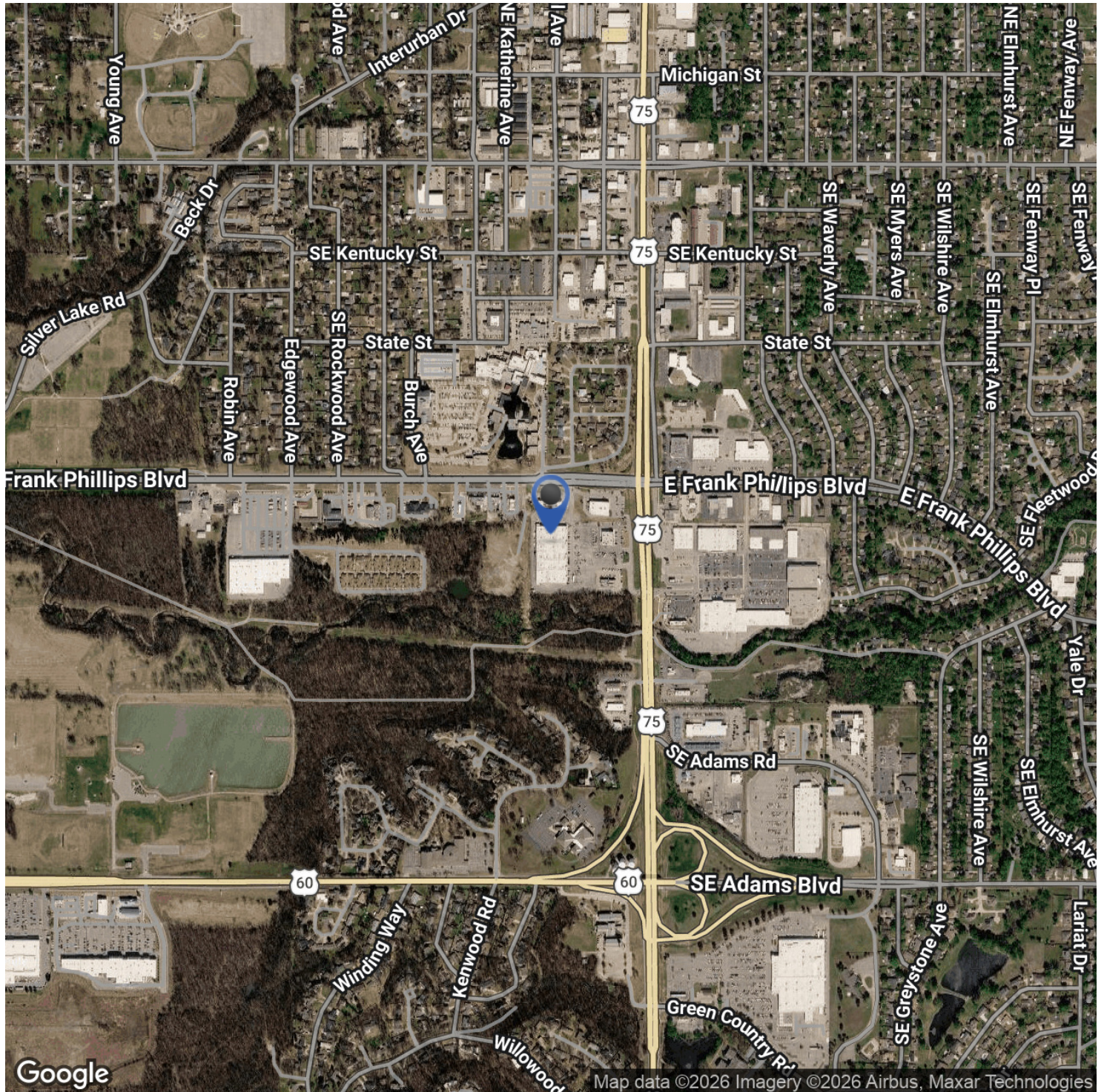
SITE PLANS



ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
405.843.7474
aj@creekcre.com

LOCATION MAP



ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
405.843.7474
aj@creekcre.com

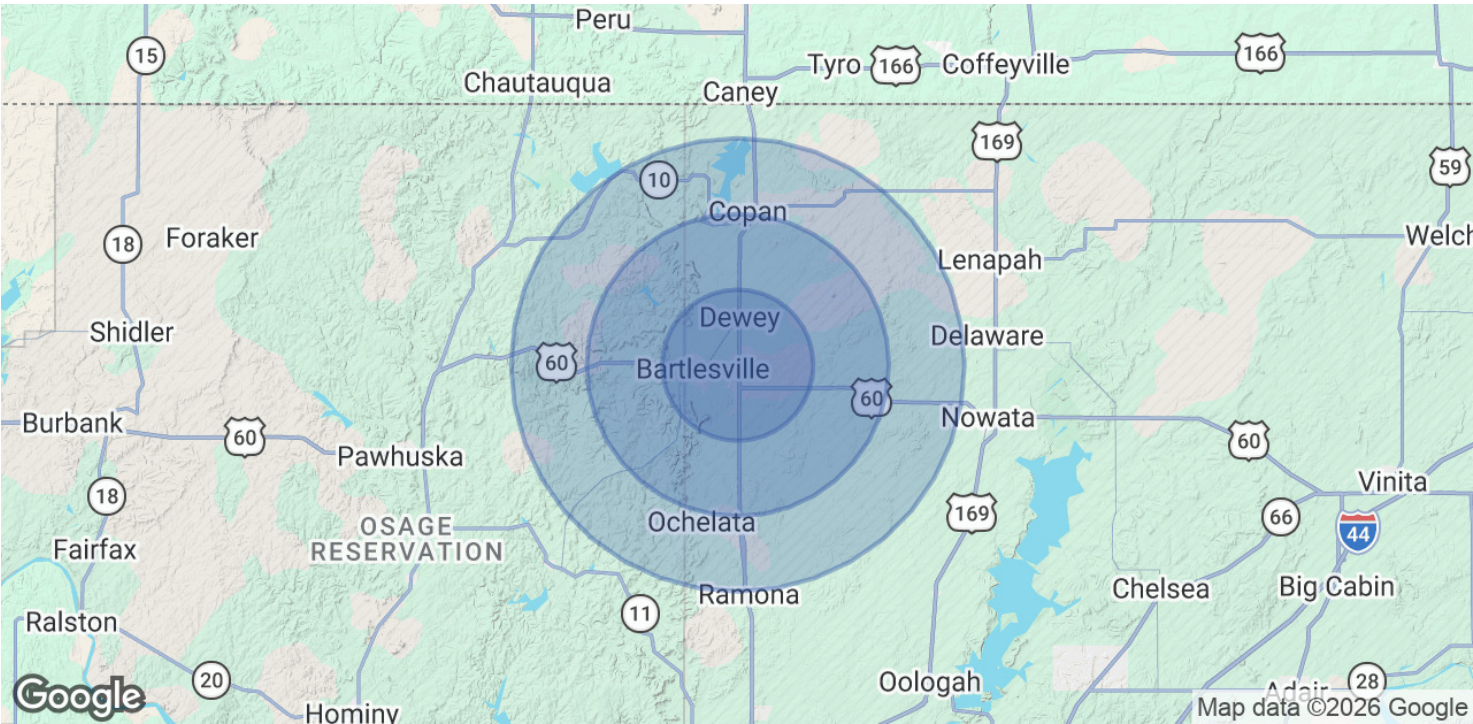
RETAILER MAP



ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
405.843.7474
aj@creekcre.com

DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	42,762	47,850	53,279
Average Age	38.9	39.7	40.3
Average Age (Male)	37.0	38.0	38.3
Average Age (Female)	40.7	41.4	42.0

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	16,705	18,698	20,888
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$83,211	\$85,911	\$85,611
Average House Value	\$174,228	\$187,385	\$188,552

2023 American Community Survey (ACS)

ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
405.843.7474
aj@creekcre.com