

Broken Arrow Retail For Sale

6155 South Garnett
Road, Broken
Arrow, OK 74012

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Property Summary

Property Description

6155 S Garnett Rd is a 3,173 SF freestanding restaurant building on a 0.92-acre site (39,918 SF), built in 2003. Most recently operated as a KFC, the building includes a drive-thru lane and pylon sign already in place, and sits on flexible C3 commercial zoning. The property is offered vacant and ready for a new restaurant operator or general retail owner-user.

Property Highlights

- **Drive-Thru Infrastructure & Signage:** existing drive-thru lane and pylon sign reduce redevelopment cost and time for a new QSR operator versus raw retail space.
- **Newer, Larger-Format Building:** built in 2003 with 3,173 SF of enclosed dining and kitchen space, larger and more versatile than older-format QSR buildings nearby.
- **Strong Traffic Counts:** 19,000 to 21,000+ VPD at nearby S Garnett Rd intersections support continued QSR and retail demand.
- **Tight Submarket Fundamentals:** Southeast Tulsa retail vacancy of 2.1%, well below the 3.1% Tulsa-wide average.
- **Flexible CN Zoning:** broad commercial zoning widens the pool of qualifying restaurant and retail uses.
- **Minimal Flood Risk:** FEMA Zone B/X, not within a Special Flood Hazard Area.



Location Description

Positioned on S Garnett Rd in the Southeast Tulsa / Broken Arrow retail corridor, one block south of the signalized E 61st St intersection. The site offers 39' of frontage with one curb cut and sits within CoStar's Southeast Tulsa retail submarket, one of the tightest in the metro at a 2.1% vacancy rate.

Offering Summary

Sale Price:	\$795,000
Building Size:	3,173 SF

Additional Photos



Location Map

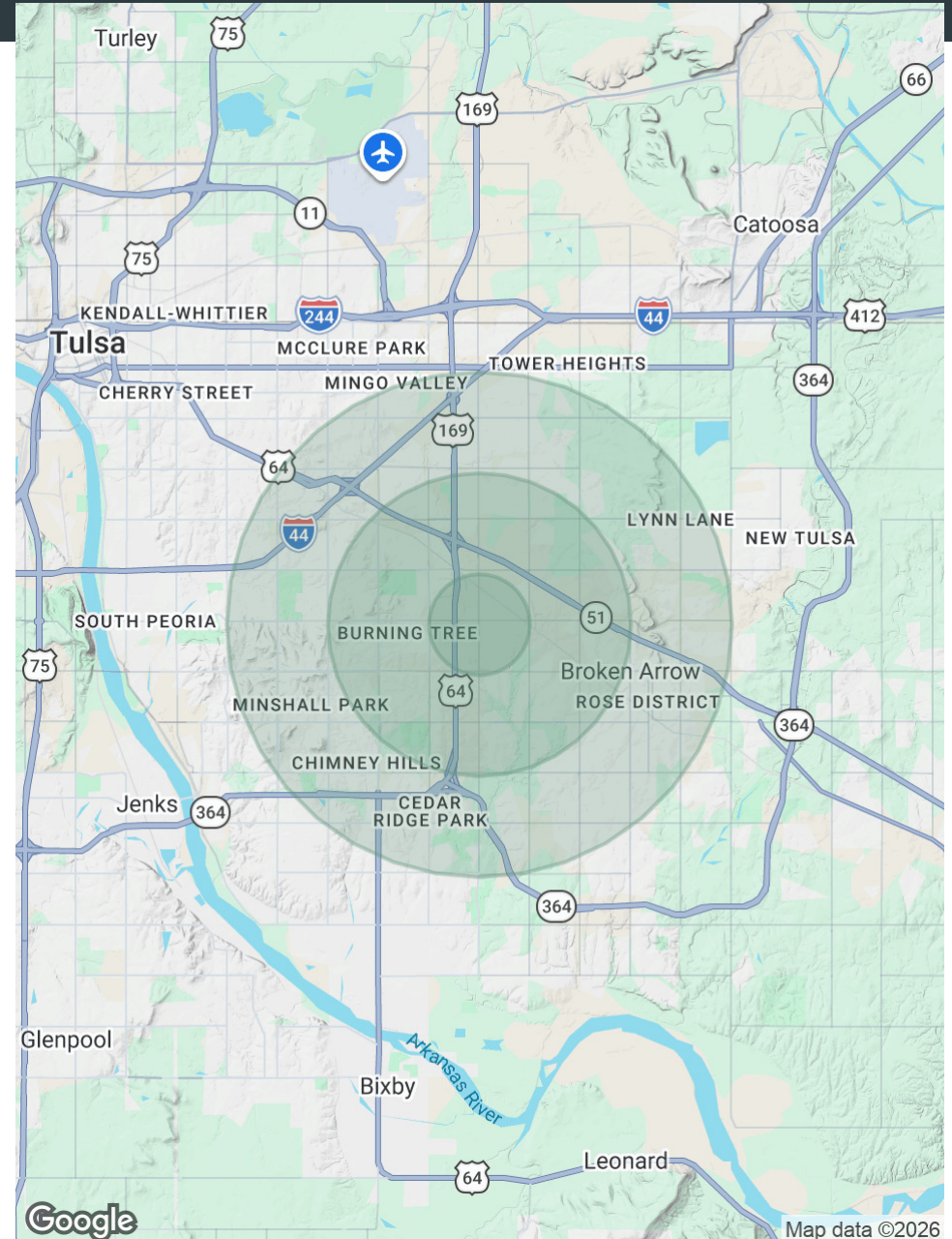


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	5,171	84,433	235,183
Average Age	34.7	36.2	36.8
Average Age (Male)	31.8	34.4	35.7
Average Age (Female)	36.1	37.9	38.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,881	34,432	94,670
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$127,783	\$91,158	\$94,597
Average House Value	\$191,639	\$215,981	\$237,467

2023 American Community Survey (ACS)



Contact

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