

THE SHOPS AT ADAMS ROAD

Flexible Anchor & Inline Leasing Opportunities | HWY 51 / HWY 412

400-540 E. Plaza Court, Sand Springs, OK



Positioned along the high-traffic HWY 51 / HWY 412 corridor, The Shops at Adams Road offers strong visibility and regional access within Sand Springs' primary retail corridors.

Opportunities range from $\pm 2,288$ SF shop suites to a $\pm 32,849$ SF anchor space. Flexible layout options perfect for fitness, entertainment, medical, specialty retail, or service-oriented users seeking a high-exposure location.

HIGHLIGHTS

- $\pm 98,598$ SF Community Shopping Center
- $\pm 32,849$ SF Flexible Anchor Space Available
- Inline Suites Available from $\pm 2,288$ SF
- Located Along HWY 51 / HWY 412 Expressway Corridor
- Strong Visibility & Regional Accessibility
- Ample Surface Parking & Multiple Access Points
- High Traffic Counts & Established Retail Trade Area
- Diverse Tenant Mix Including Retail, Medical, Restaurant & Service Users
- Positioned Within Sand Springs' Primary Commercial Corridor



42,500 Vehicles per day - Hwy 51/Hwy 412
5,600 Vehicles per day - E. 2nd Street

TRAFFIC COUNT - SOURCE: INCOG 2025



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	10,500	29,200	188,000
TOTAL HOUSEHOLDS	2,441	9,706	54,000
TOTAL POPULATION	5,904	23,600	129,000
AVERAGE HH SIZE	2.39	2.37	2.28
AVERAGE HH INCOME	\$89,617	\$88,804	\$90,135

DEMOGRAPHICS - SOURCE: ESRI 2026

BAUER & ASSOCIATES, REALTORS®

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"
Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

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

DOUG BAUER, CCIM

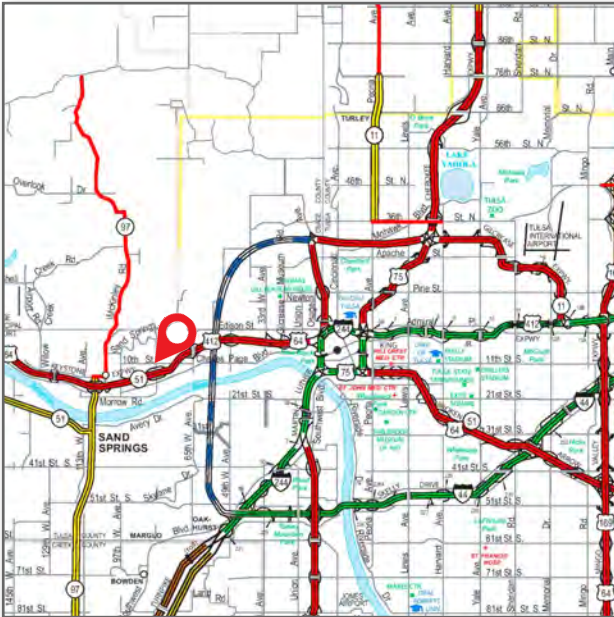
Office: 918-665-1210

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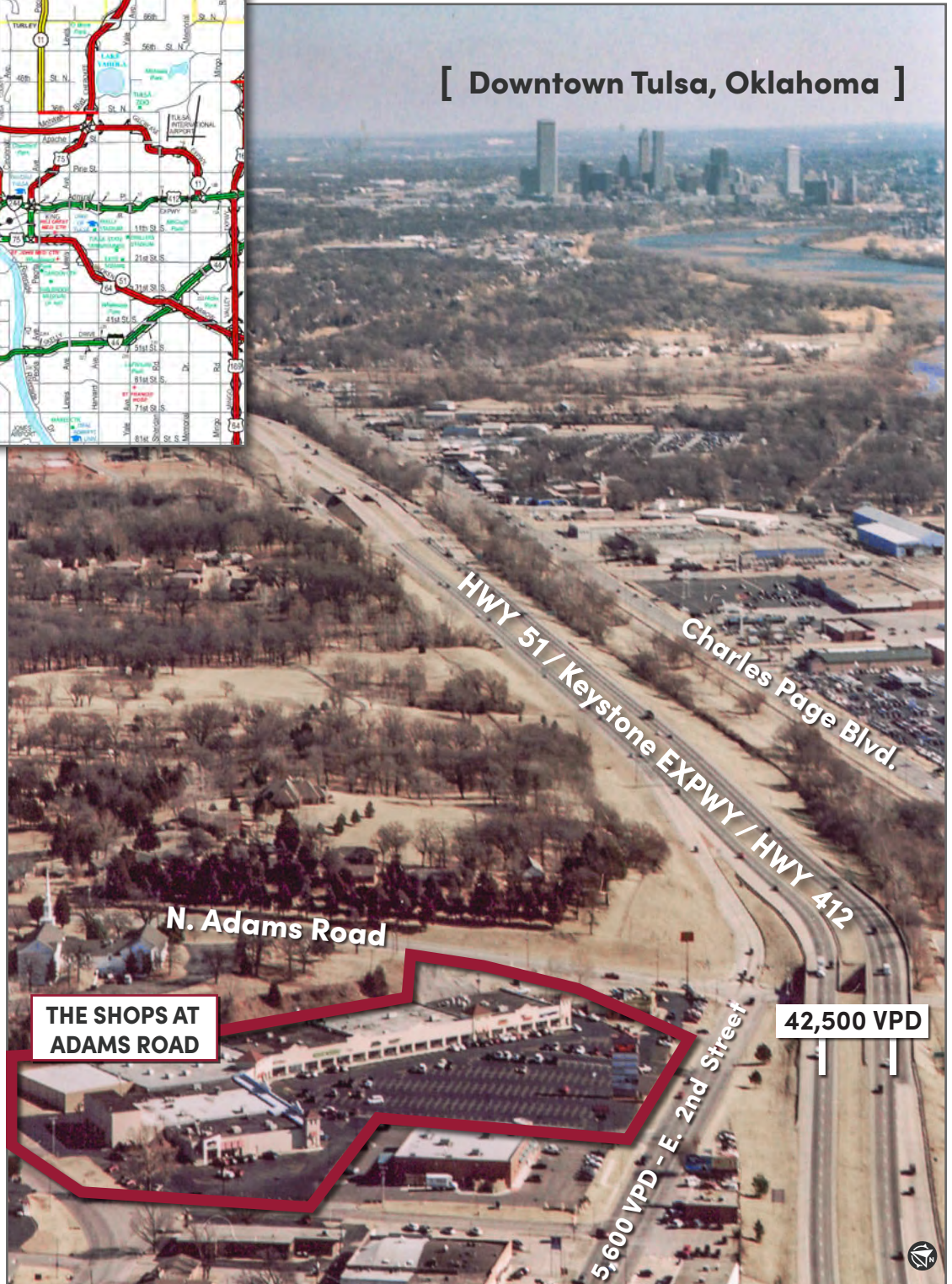
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Tulsa Area Map

[Downtown Tulsa, Oklahoma]



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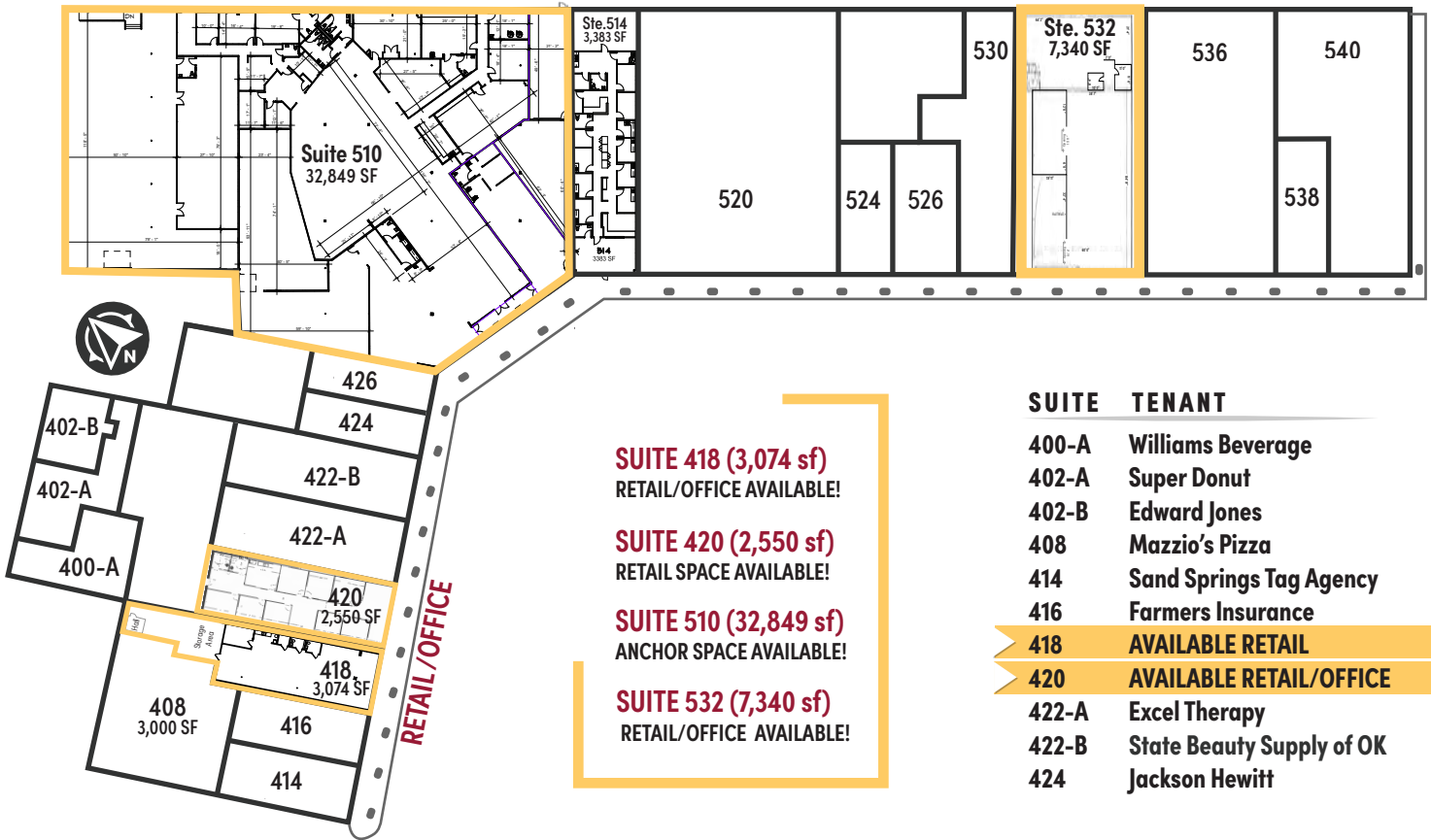
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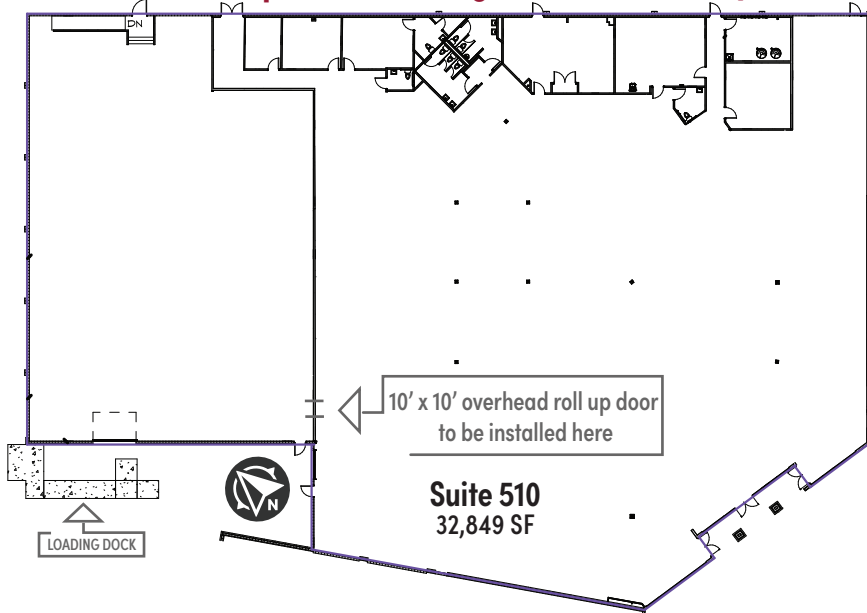
Current Configuration



RETAIL/OFFICE

SUITE	TENANT
400-A	Williams Beverage
402-A	Super Donut
402-B	Edward Jones
408	Mazzio's Pizza
414	Sand Springs Tag Agency
416	Farmers Insurance
418	AVAILABLE RETAIL
420	AVAILABLE RETAIL/OFFICE
422-A	Excel Therapy
422-B	State Beauty Supply of OK
424	Jackson Hewitt

Anchor Space Re-Configuration Possibility



SUITE	TENANT
426	Metro by T-Mobile
510	VACANT ANCHOR SPACE
514	Tulsa Accident Care Center
520	Dollar General
524	Vapor Maven
526	Security Finance of OK
530	Spring Dental
532	AVAILABLE RETAIL/OFFICE
536	El Patron Cocina Mexicana
538	Pro Nails
540	Spoon Drug

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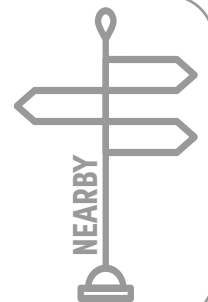
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RETAIL CORRIDOR & CO-TENANCY

SAND SPRINGS, OK

- | | | | | |
|-----------------------|--------------------|-----------------------|----------------------------------|---------------|
| • WALGREENS | • BANK OF OKLAHOMA | • WALMART SUPERCENTER | • HARBOR FREIGHT | • MCDONALD'S |
| • QUIKTRIP | • ATWOODS | • WENDY'S | • SONIC DRIVE-IN | • DOLLAR TREE |
| • STARBUCKS | • ALDI | • PLANET FITNESS | • KFC | • CHILI'S |
| • HOLIDAY INN EXPRESS | | • ADVANCED AUTO PARTS | • ASCENSION ST. JOHN URGENT CARE | |



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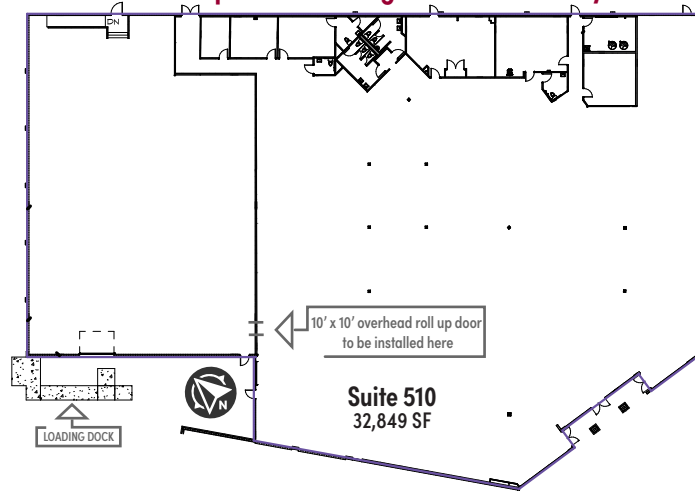
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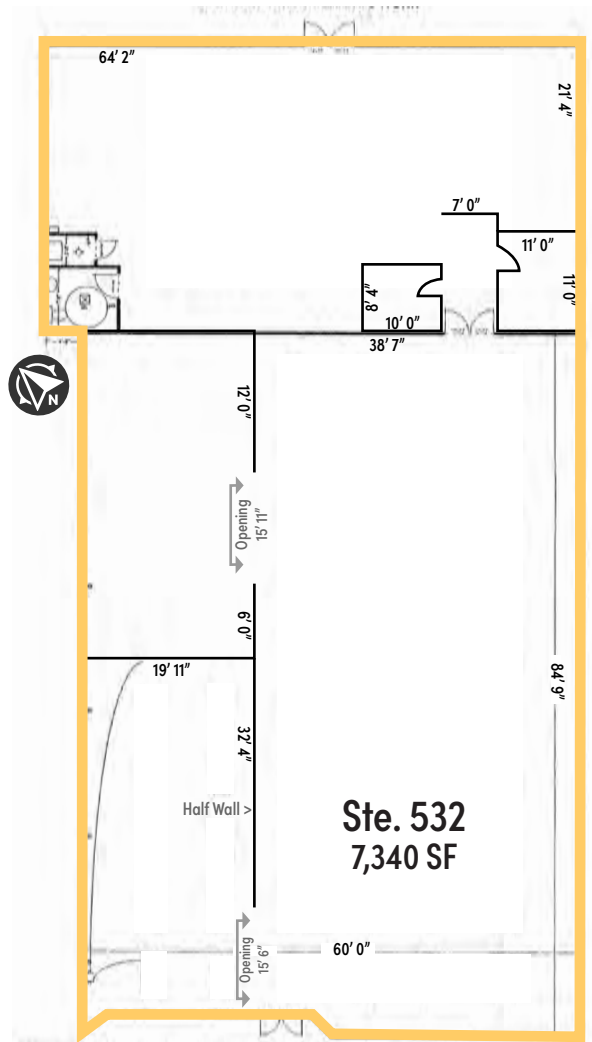
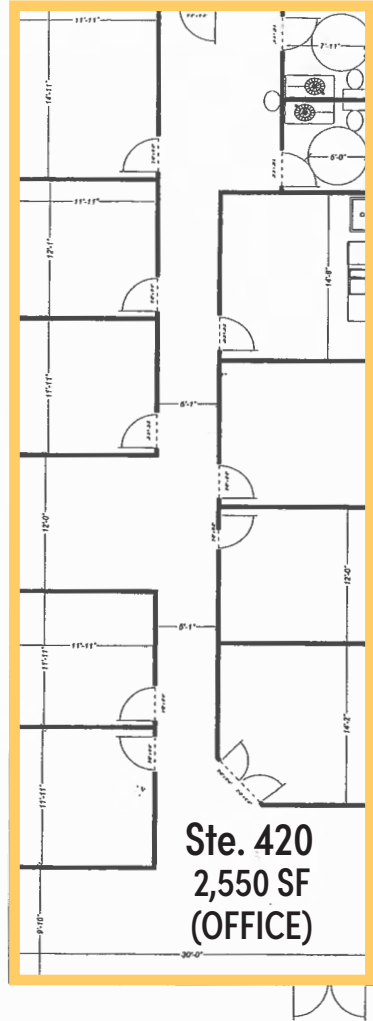
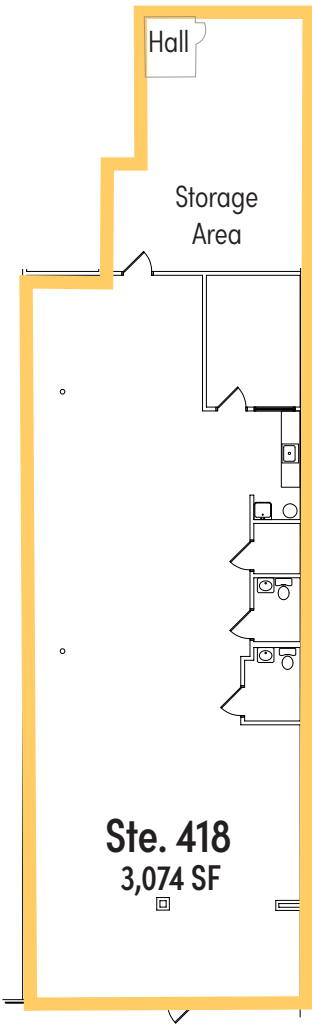
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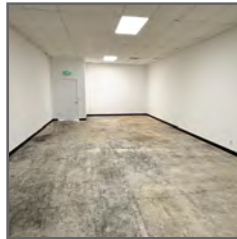
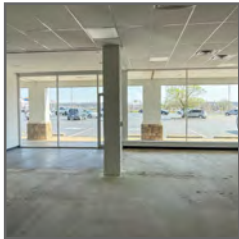
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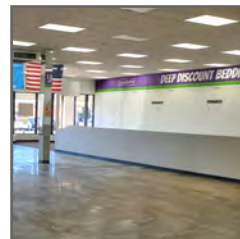
RETAIL SPACE

SUITE 418 (3,074 sf)



RETAIL SPACE

SUITE 532 (7,340 sf)





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