

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 ±2,288 SF shop suites to a ±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

- ±98,598 SF Community Shopping Center
- ±32,849 SF Flexible Anchor Space Available
- Inline Suites Available from ±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	10,600	29,051	187,637
TOTAL HOUSEHOLDS	2,445	9,415	53,690
TOTAL POPULATION	5,921	23,005	129,047
AVERAGE HH SIZE	2.39	2.38	2.29
AVERAGE HH INCOME	\$78,991	\$77,704	\$81,361

DEMOGRAPHICS - SOURCE: ESRI 2025

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

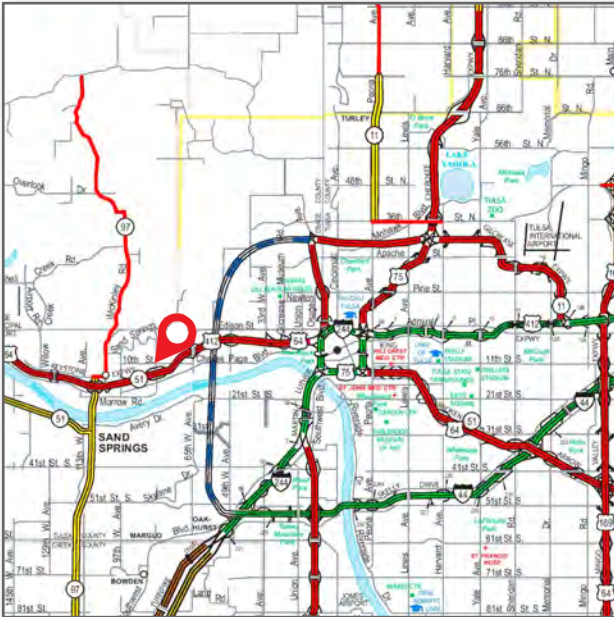
Office: 918-665-1210

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400-540 Plaza Court - Sand Springs, OK 74063



Tulsa Area Map

[Downtown Tulsa, Oklahoma]



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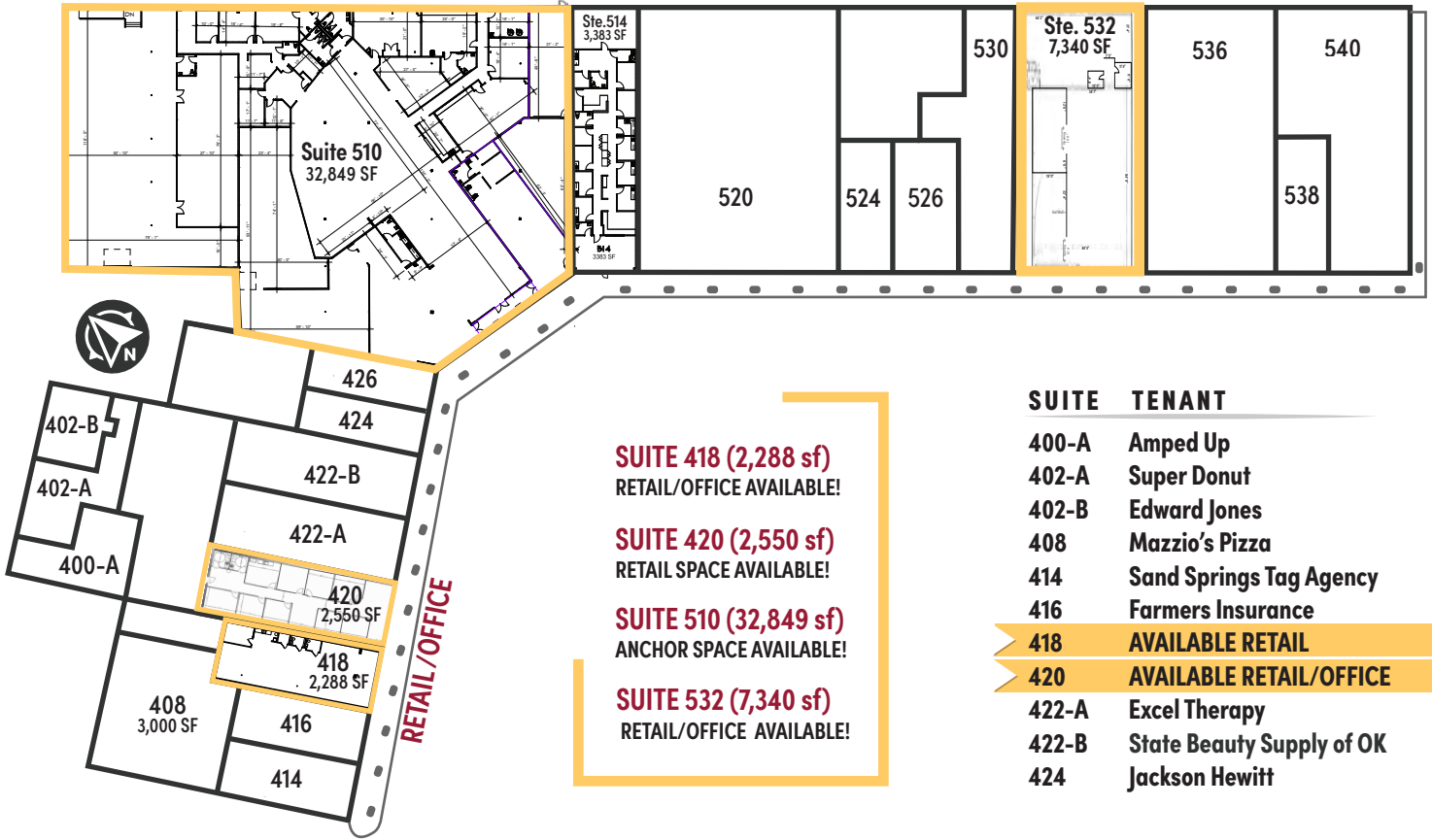
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Current Configuration



SUITE 418 (2,288 sf)
RETAIL/OFFICE AVAILABLE!

SUITE 420 (2,550 sf)
RETAIL SPACE AVAILABLE!

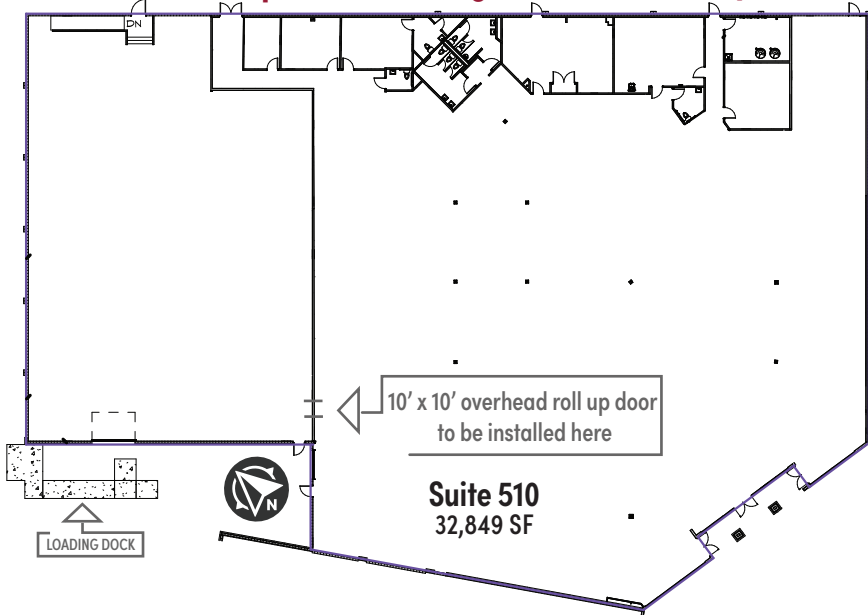
SUITE 510 (32,849 sf)
ANCHOR SPACE AVAILABLE!

SUITE 532 (7,340 sf)
RETAIL/OFFICE AVAILABLE!

RETAIL/OFFICE

SUITE	TENANT
400-A	Amped Up
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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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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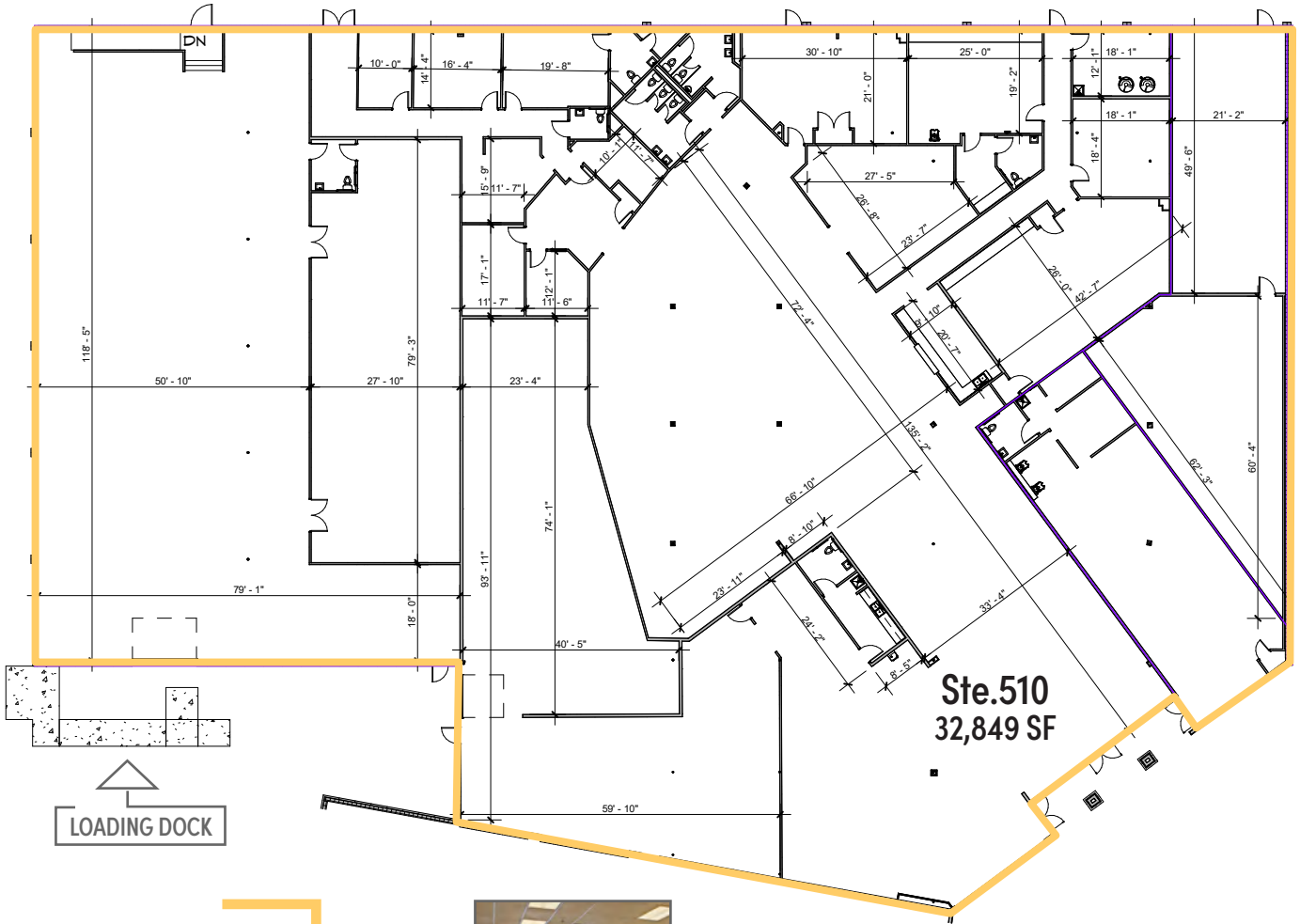
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Ste.510
32,849 SF

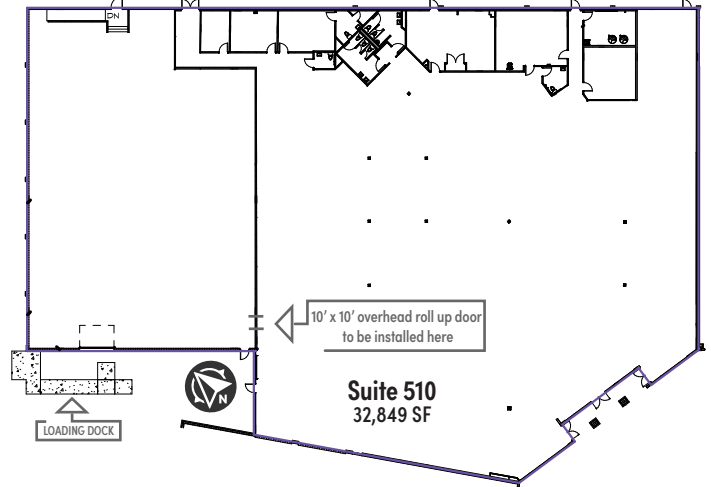


ANCHOR SPACE

SUITE 510 (32,849 sf)



Anchor Space Re-Configuration Possibility



Suite 510
32,849 SF

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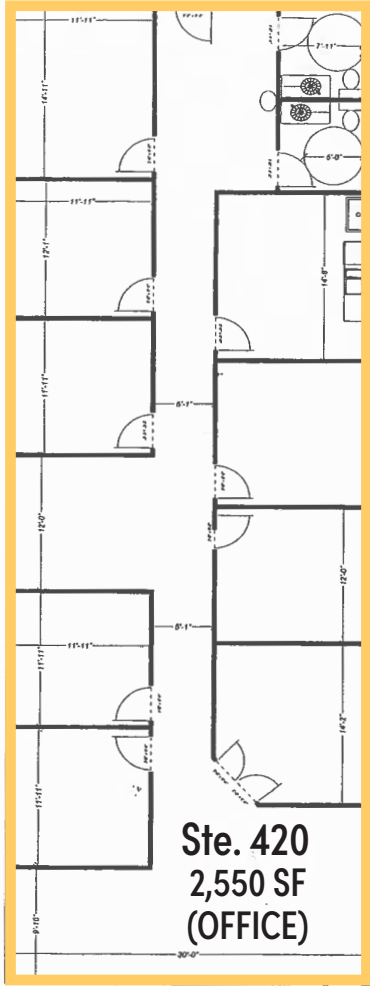
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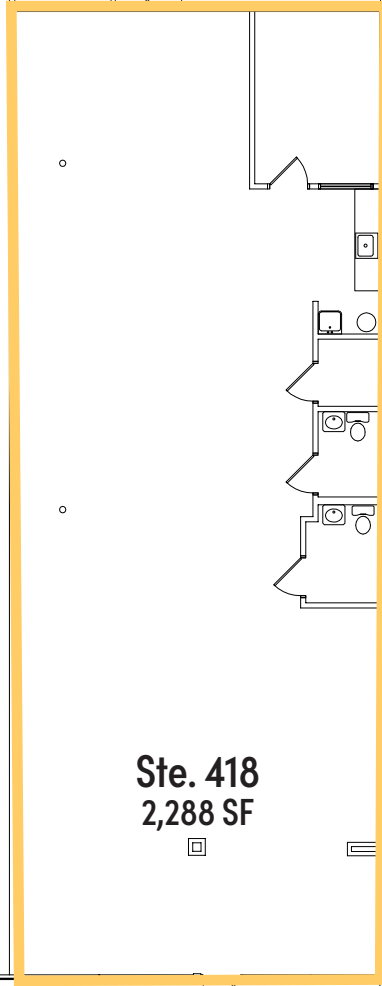


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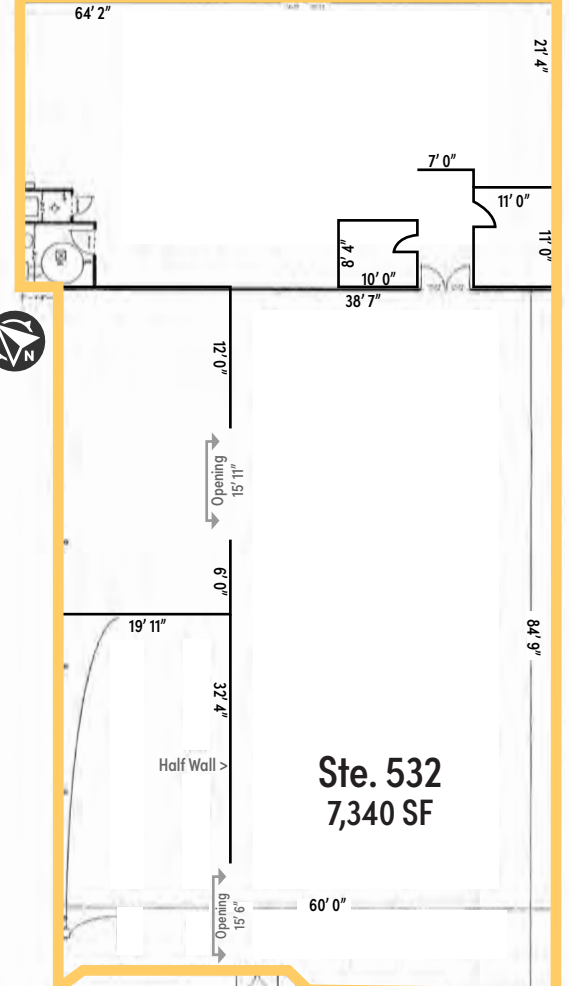
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Ste. 420
2,550 SF
(OFFICE)



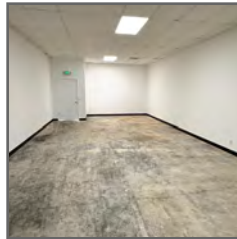
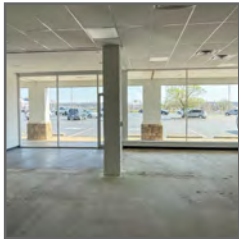
Ste. 418
2,288 SF



Ste. 532
7,340 SF

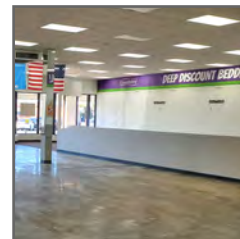
RETAIL SPACE

SUITE 418 (2,288 sf)



RETAIL SPACE

SUITE 532 (7,340 sf)





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