

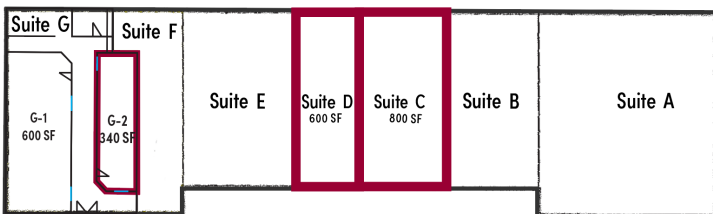
# OFFICE - RETAIL SPACE FOR LEASE

400 S. Elm Place, Broken Arrow, OK



## PROPERTY HIGHLIGHTS

- SPACES AVAILABLE: SUITE C (800 SF), SUITE D (600 SF) & SUITE G-2 (340 SF)
- FRONT DOOR PARKING
- EASY & CONVENIENT ACCESS TO BA EXWY (HWY 51)
- CLOSE TO THE ROSE DISTRICT
- SOUTH ELM FRONTAGE: 25,960 CARS PER DAY (INCOG 2025)



## DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	19,194	87,202	258,393
TOTAL HOUSEHOLDS	7,355	33,706	102,335
TOTAL POPULATION	18,513	85,878	260,300
AVERAGE HH SIZE	2.48	2.52	2.52
AVERAGE HH INCOME	\$84,372	\$100,613	\$92,917

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.

**SHEILA COOPER**

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**MULLIN PLUMBING**  
"The RED ROOTER"

**CATRINA**  
Fresh Mex

W. El Paso St.

25,960 VPD



**SPACE FOR LEASE!**  
400 S. Elm Pl. - BA

**State Farm**

Meadow Heights Shopping Center

Fellers Auto Specialist

S. Elm Place (S. 161st E. Ave.)

12,883 VPD



**U-HAUL**  
AUTHORIZED DEALER

**Church's**  
CHICKEN

**O'Reilly**  
AUTO PARTS

**SHELTER**  
INSURANCE  
AUTO • HOME • LIFE

W. Houston Street (E. 81st Street)



**DOLLAR GENERAL**

**Walgreens**



**EZPAWN**



## NEARBY BUSINESSES

- |                      |                    |
|----------------------|--------------------|
| CHURCH'S CHICKEN     | WALGREENS          |
| CATRINA FRESH MEX    | FARMERS INSURANCE  |
| STATE FARM INSURANCE | DUFFY'S RESTAURANT |
| CONY DEPOT           | DOLLAR GENERAL     |

## TRAFFIC COUNT

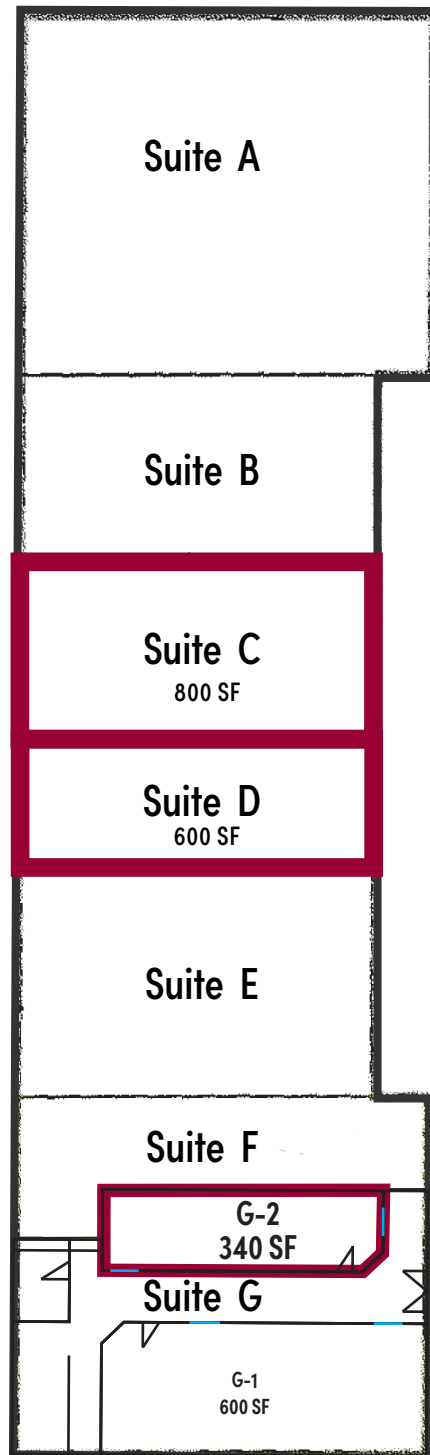
25,960 Vehicles per day	INCOG 2025
12,883 Vehicles per day	S. Elm Place
	W. Houston St.

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**BAUER**  
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Suites A - G



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