

FORMER WAL-MART - BROKEN ARROW

2300 E Kenosha, Broken Arrow, OK 74012



RETAIL SPACE NOW AVAILABLE

Available SF:	108,449 SF
Lease Rate:	Negotiable
Lot Size:	9.52 Acres
Building Size:	108,449 SF
Cross Streets:	E Kenosha St & N 23rd St

PROPERTY OVERVIEW

This building has excellent access and visibility from Highway 51 (Broken Arrow Expressway).

Owner is willing to demise the space for the right tenant. Lease rate will be determined by square footage.

This building is well maintained and located on the commercial corridor in Broken Arrow, a suburb of Tulsa, Oklahoma.

512 parking spaces

National tenants in the immediate vicinity are: Target, Marshalls, Lowes, Ross Dress For Less, Hobby Lobby, Sprouts and Atwoods.

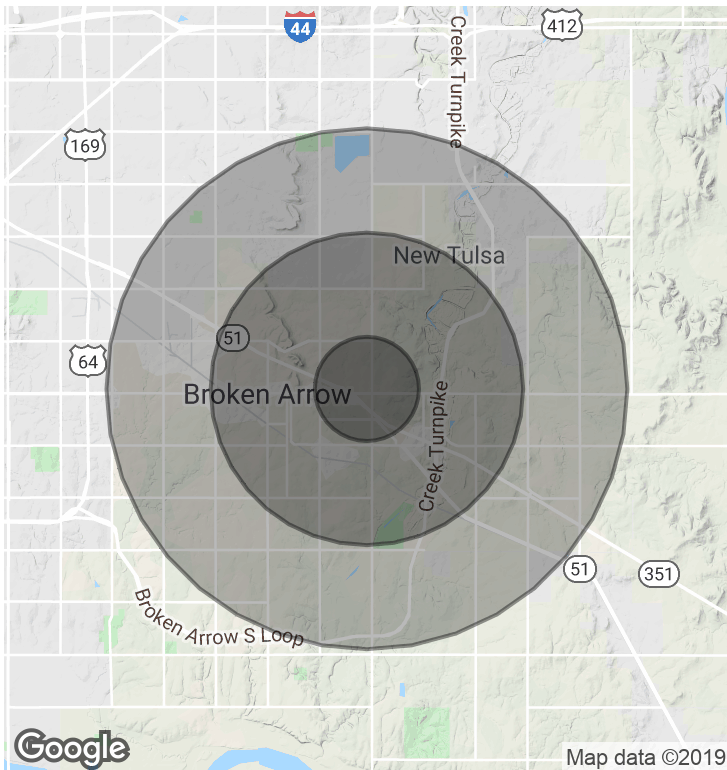
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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	99,690
Population Density	99,690
Median Age	34.4
Median Age (Male)	33.2
Median Age (Female)	35.8
Total Households	36,569
# of Persons Per HH	2.7
Average HH Income	\$70,038
Average House Value	\$139,740

TRAFFIC COUNTS (per ODOT)

E Kenosha	east	16,300
E Kenosha	west	25,900
Broken Arrow Expwy	south/east	45,200
Broken Arrow Expwy	north/west	62,400

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.