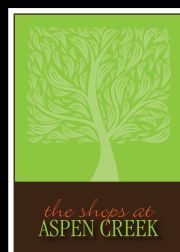




The Shops at Aspen Creek

SWQ of Creek Turnpike and S. Elm Place • Broken Arrow, Oklahoma

Retail 24/7.



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PROPERTY OVERVIEW

DESCRIPTION

The Shops at Aspen Creek is a regionally located shopping center at the SW quadrant of the Creek Turnpike and South Elm Place in Broken Arrow. The development is highly visible from the Turnpike and from Tucson Street.

AVAILABLE SITES

Anchor, In-line and Pad Sites available.
Total SF Planned — 245,220± SF
Nine (9) 1.36± Acre to 2± Acre Pad Sites Available

TRAFFIC COUNTS

Creek Turnpike — 15,900 VPD
Aspen Avenue — 15,463 VPD
Tucson Street — 6,071 VPD

AREA RETAILERS

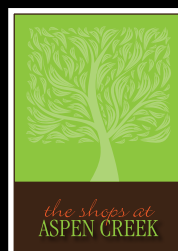
Walmart Supercenter, Dollar Tree, Cato, Sonic, CVS Pharmacy, TTCU The Credit Union, Anytime Fitness.

One mile North of Indian Springs Golf Course with recent \$1 million upgrade and renovation.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,391	38,411	88,727
Household Income	\$65,864	\$71,106	\$76,504
Est. Avg. Housing Value	\$148,353	\$165,956	\$171,435
Daytime Population	1,457	6,604	29,263

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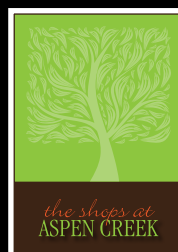
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AERIAL NORTH VIEW



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AERIAL WEST VIEW

West Tucson / East 121st Street — 6,071 VPD

Creek Turnpike — 15,900 VPD

South Elm Place / South 161st Street — 15,463 VPD

Walmart

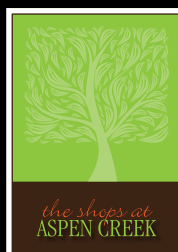
ANYTIME FITNESS
DOLLAR TREE

CAFO

TTCU

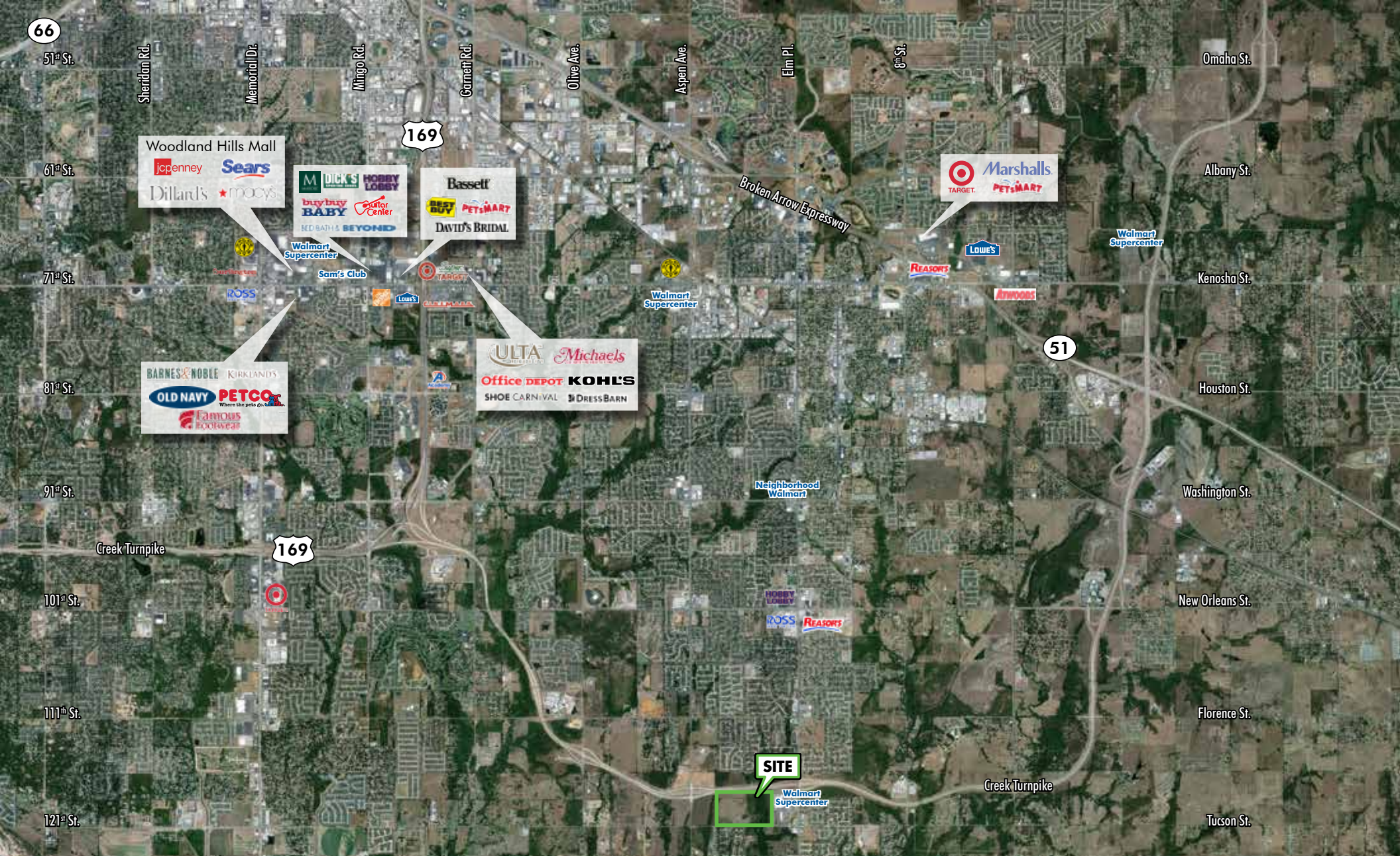
SONIC

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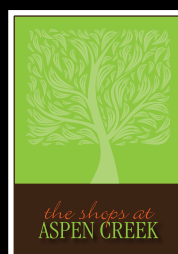


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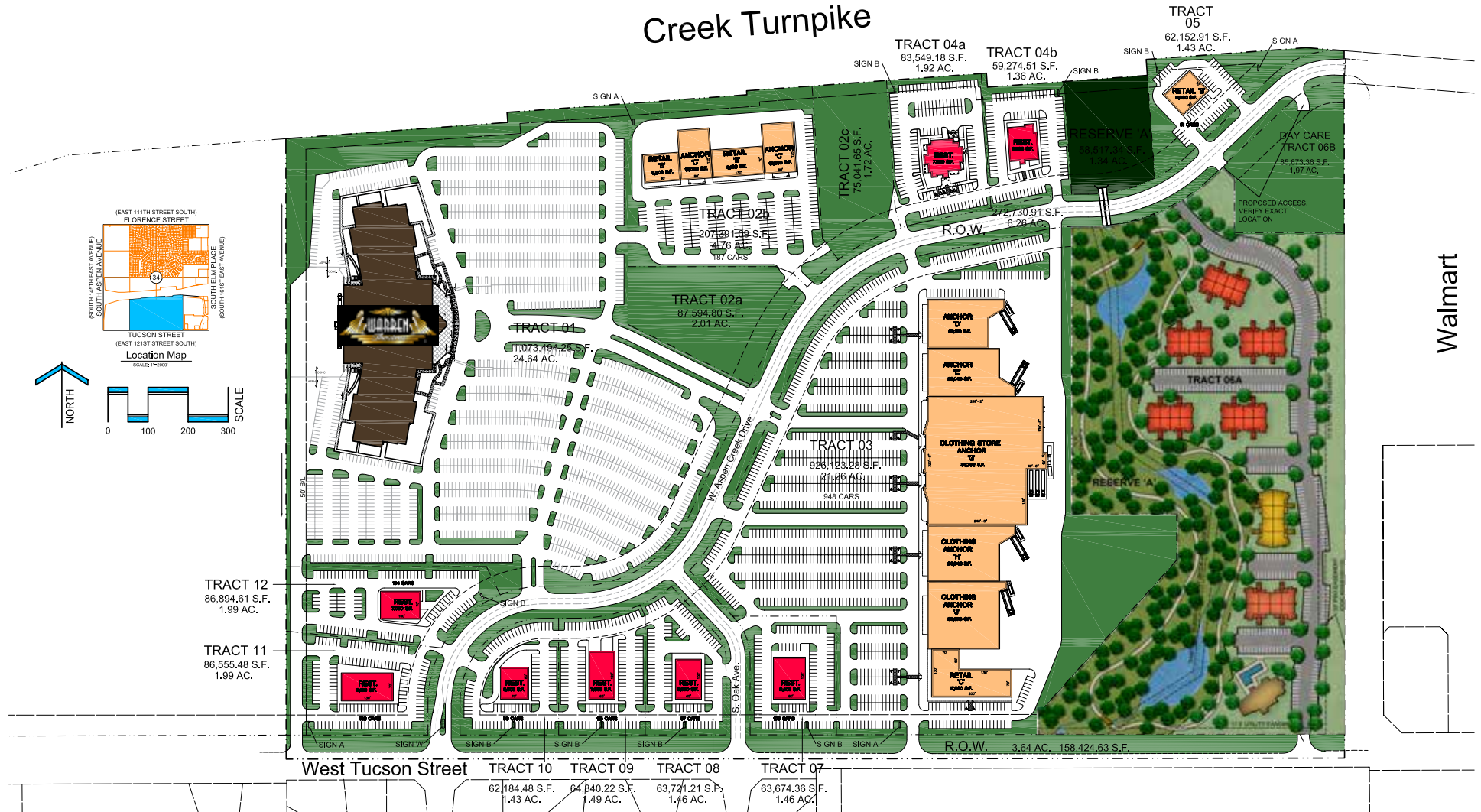
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Creek Turnpike



Walmart

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The Shops at Aspen Creek

SWQ of Creek Turnpike & South Elm Place • Broken Arrow, Oklahoma

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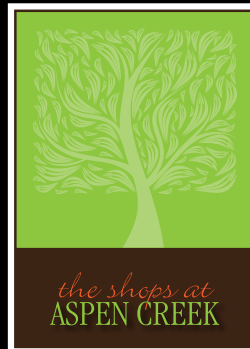
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Retail 24/7.

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