AVAILABLE FOR GROUND LEASE

CREEK PRICE EDWARDS



RETAIL PAD SITE · BROKEN ARROW, OK

708 W Kenosha St

Broken Arrow, OK 74012 · Less than 1 mile from the Rose District

$75,000 / year

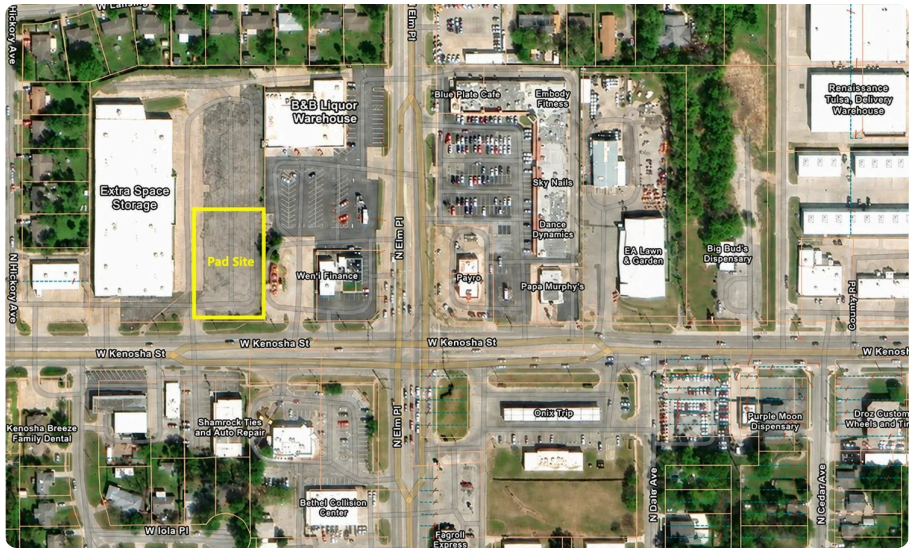
Ground lease · Build-to-suit · Purchase option

±0.75 Acres	130' × 250'	22,000 VPD	PUD-79
PAD SIZE	APPROX. DIMENSIONS	W KENOSHA ST	DRIVE-THRU / RETAIL DESIGN

A city-supported pad on one of Broken Arrow's busiest corridors

This ±0.75-acre outparcel is offered on a ground lease of $75,000 per year, with build-to-suit and purchase options also available. About 130' × 250', the pad sees roughly 22,000 vehicles a day on W Kenosha St and sits less than a mile from the Rose District. The approved PUD-79 site design already shows the pad built out for a drive-thru restaurant and retail use, and a concept plan is ready to review.

LEASE TERMS	
Ground Lease Rate	**$75,000 / year**
Lease Options	**Ground lease or build-to-suit**
Purchase	**Available · contact broker**
Pad Size	**±0.75 AC (approx. 130' × 250')**
Approved Design	**PUD-79 · drive-thru / retail**
Traffic Count	**22,000 VPD**
Parent Tract	**4.63 AC**



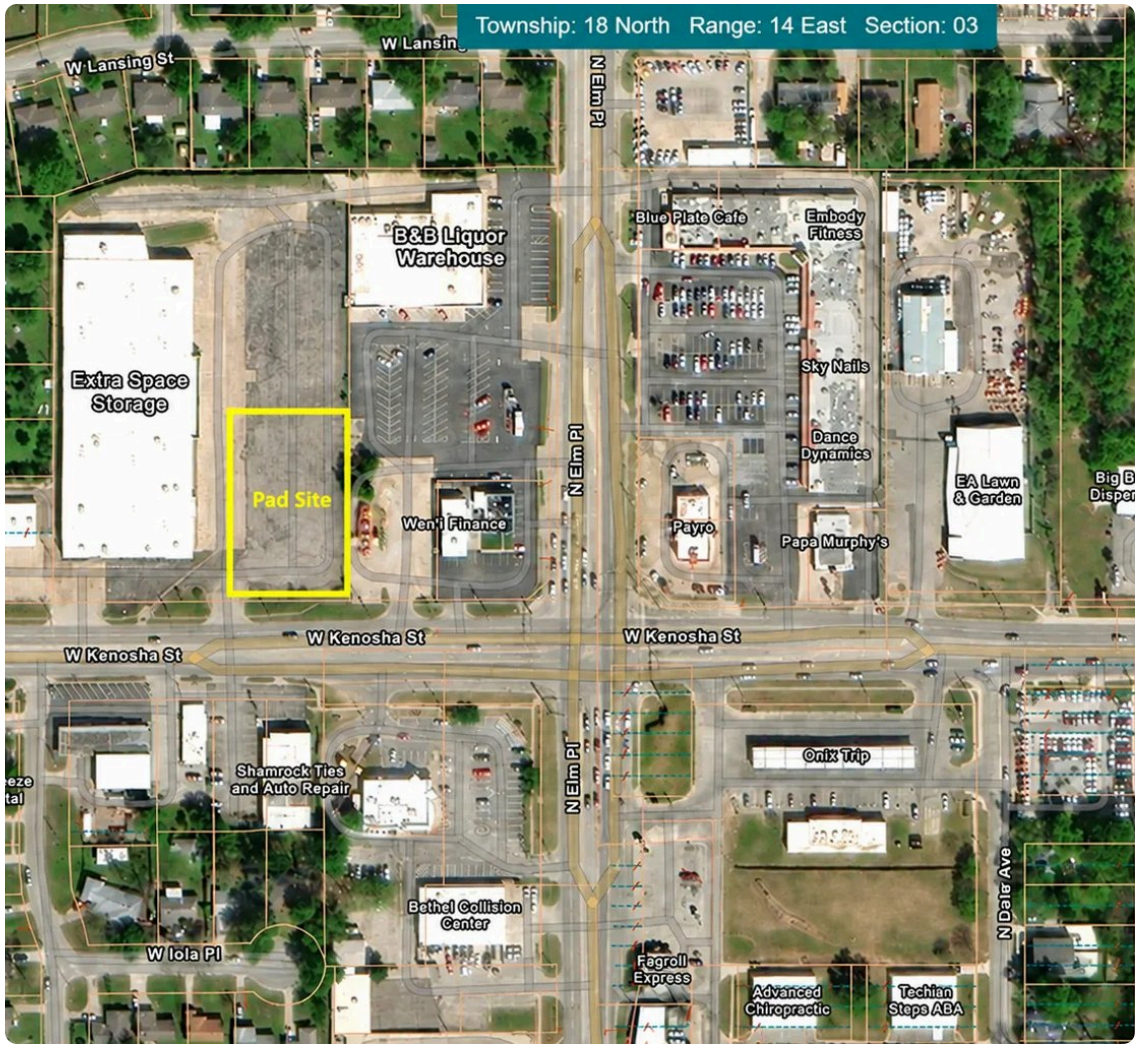
WHY THIS SITE

- ✓ City-supported carve-out, not a speculative raw lot
- ✓ Approved PUD-79 site design shows a drive-thru restaurant and retail build-out
- ✓ Concept plan in hand, not hypothetical
- ✓ Neighbors include McDonald's, Papa John's, Arby's, QuikTrip and Braum's
- ✓ Flexible deal: ground lease, build-to-suit with long-term lease, or purchase

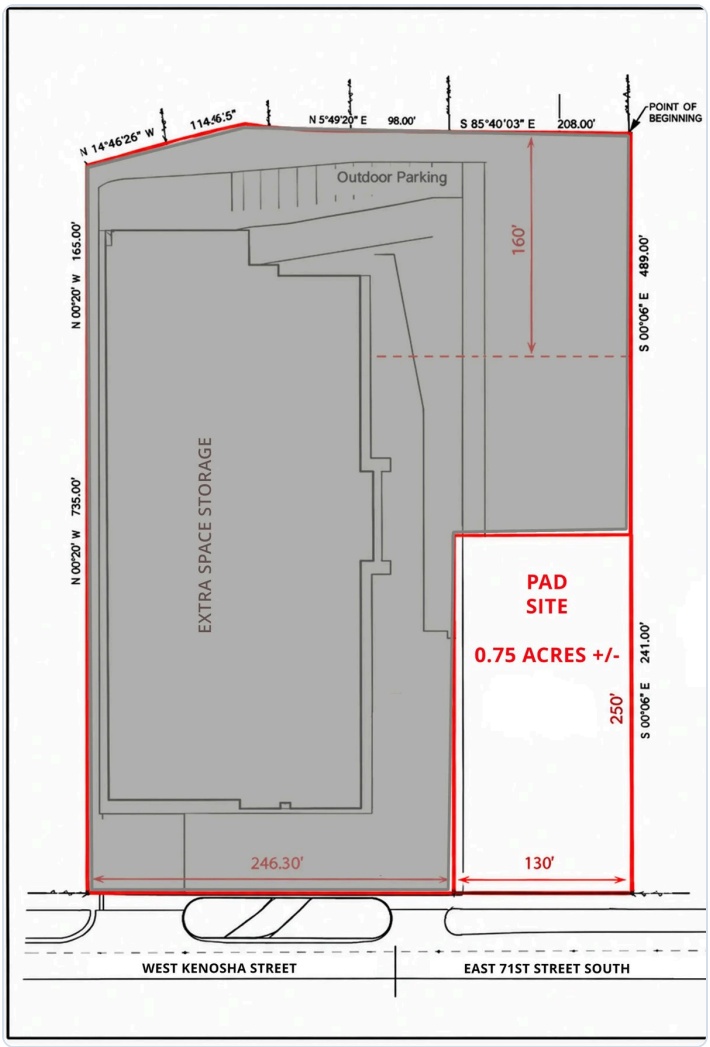
Status: Proposed subdivision, subject to city approval. The City of Broken Arrow has supported carving out this pad, but no formal replat or subdivision has been issued as of this date.

Site Plan & Location

Township 18 North · Range 14 East · Section 03



Pad site at W Kenosha St & N Elm Pl, next to Extra Space Storage



±0.75-acre pad (130' × 250') carved from the 4.63-acre parent tract

Area Demographics

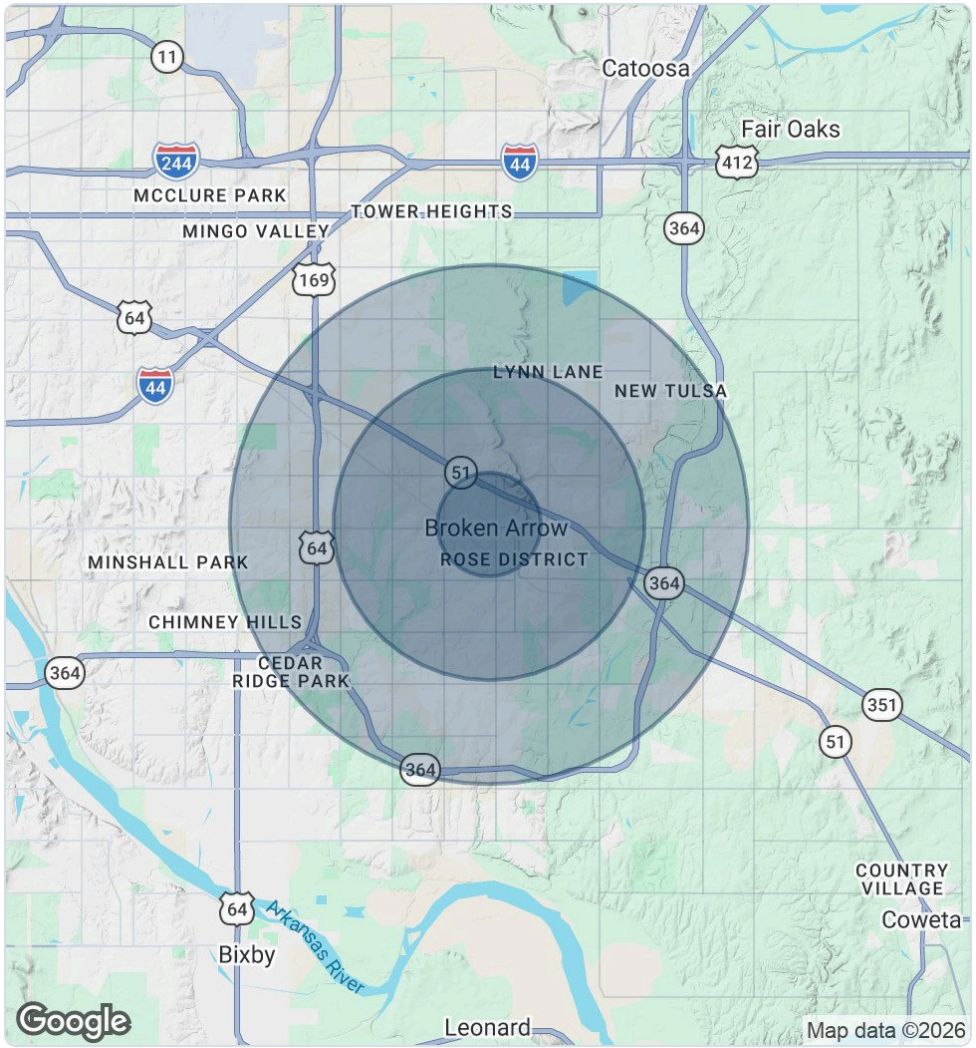
68,375
Population, 3 mi

$108,985
Avg. HH income, 3 mi

169,382
Population, 5 mi

Radius	1 Mile	3 Miles	5 Miles
Total Population	6,675	68,375	169,382
Average Age	39.3	37.6	35.8
Total Households	2,762	26,015	65,105
Persons per HH	2.4	2.6	2.6
Avg. HH Income	$84,383	$108,985	$96,431
Avg. House Value	$186,217	$236,697	$226,583

Source: 2023 American Community Survey (ACS)



FOR LEASING INFORMATION

Alex Samples
405.464.3030
Asamples@creekpe.com

Kyle Quinn
918.978.8148
kquinn@creekpe.com

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