



FOR LEASE JUNIOR ANCHOR · BARTLESVILLE, OK

The Shops at Turkey Creek

Join Ollie's, Five Below, Dollar Tree & Shoe Dept. Encore · 501 SE Washington Blvd

±23,732 SF

DIVISIBLE TO 10,000 SF

22,236 VPD

SE WASHINGTON BLVD

±43 Miles

TO DOWNTOWN TULSA

LEASE RATE

\$9.00 – \$12.00 / SF

NNN · Est. NNN: \$1.95 / SF

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THE SHOPS AT TURKEY CREEK | PROPERTY SUMMARY

501 SE WASHINGTON BLVD, BARTLESVILLE, OK 74006



FRONT ELEVATION · AVAILABLE SPACE OUTLINED

PROPERTY DESCRIPTION

Available for lease at 501 SE Washington Blvd, this ±23,732 SF junior-anchor space sits on Bartlesville's primary retail corridor, alongside national credit tenants Dollar Tree, Five Below, Ollie's Bargain Outlet and Shoe Dept. Encore. A covered rear loading dock with a graded delivery ramp gives dedicated back-of-house access for large-format retail. Signalized access, ample parking and pylon signage put the space in front of 22,236 vehicles a day.

PROPERTY HIGHLIGHTS

- **Large-format footprint** — ±23,732 SF contiguous, divisible to 10,000 SF
- **Covered dock & ramp** — dedicated rear freight access
- **Corridor location** — SE Washington Blvd (US-75), ±43 mi to downtown Tulsa
- **Daily-needs draw** — CVS, Walgreens & regional hospital nearby

OFFERING SUMMARY

Lease Rate	\$9.00 – \$12.00 / SF NNN
Est. NNN	\$1.95 / SF
Available	10,000 – 23,732 SF
Building Size	92,512 SF
Lot Size	343,600 SF (±7.9 AC)
Loading	Covered dock + graded ramp
Access	Signalized intersection
Signage	Pylon on Washington Blvd

DEMOGRAPHICS

	5 MI	10 MI	15 MI
Population	42,762	47,850	53,279
Households	16,705	18,698	20,888
Avg. HH Income	\$83,211	\$85,911	\$85,611

Source: 2023 American Community Survey (ACS)

TRAFFIC

SE Washington Blvd (US-75)	22,236 VPD
E Frank Phillips Blvd	12,293 VPD

Source: TrafficMetrix via CoStar, 2026

THE SHOPS AT TURKEY CREEK | ADDITIONAL PHOTOS

501 SE WASHINGTON BLVD, BARTLESVILLE, OK 74006



AERIAL · LOOKING SOUTH



CURRENT STOREFRONT & FAÇADE



COVERED REAR DOCK & DELIVERY RAMP



CENTER & WASHINGTON BLVD CORRIDOR

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THE SHOPS AT TURKEY CREEK | SITE PLAN · NORTH LEFT

501 SE WASHINGTON BLVD, BARTLESVILLE, OK 74006



SHOE DEPT. ENCORE
10,905 SF

OLLIE'S
30,000 SF

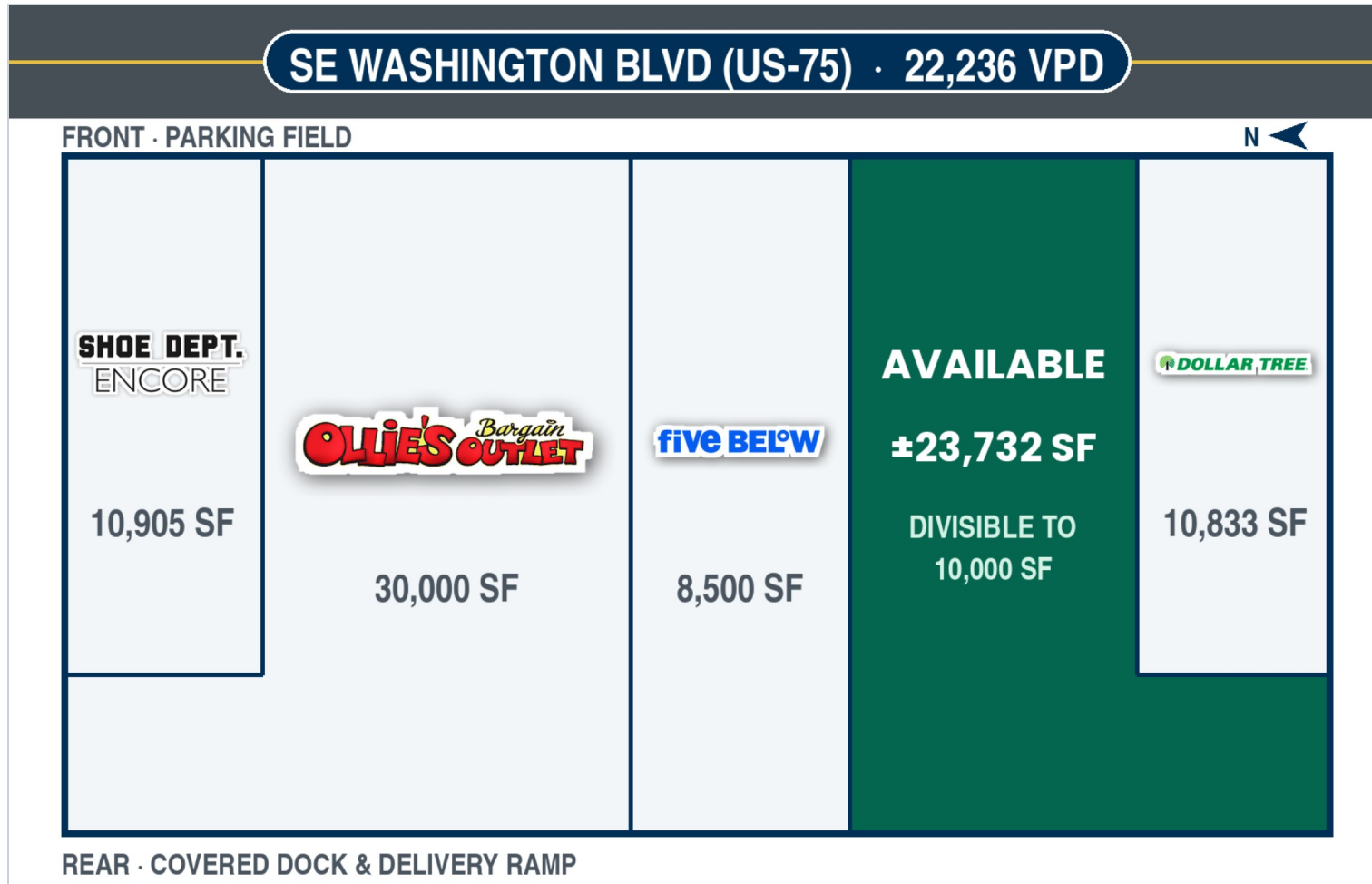
FIVE BELOW
8,500 SF

AVAILABLE
±23,732 SF

DOLLAR TREE
10,833 SF

THE SHOPS AT TURKEY CREEK | TENANT LAYOUT

501 SE WASHINGTON BLVD, BARTLESVILLE, OK 74006



TENANT LAYOUT · SAME ORIENTATION AS THE SITE PLAN (NORTH LEFT, WASHINGTON BLVD AT TOP)

Available	±23,732 SF	Lease Rate	\$9 – \$12 NNN	Building	92,512 SF
Divisible To	10,000 SF	Loading	Dock + ramp	Lot Size	±7.9 AC

Diagram not to scale. Tenant square footages per CoStar; confirm against the landlord's rent roll and site plan.

THE SHOPS AT TURKEY CREEK | RETAILER MAP

501 SE WASHINGTON BLVD, BARTLESVILLE, OK 74006



SHOE DEPT. ENCORE **OLIE'S OUTLET** **five BELOW** **DOLLAR TREE**
CO-TENANTS AT THE SHOPS AT TURKEY CREEK

NATIONAL RETAIL
IN BARTLESVILLE



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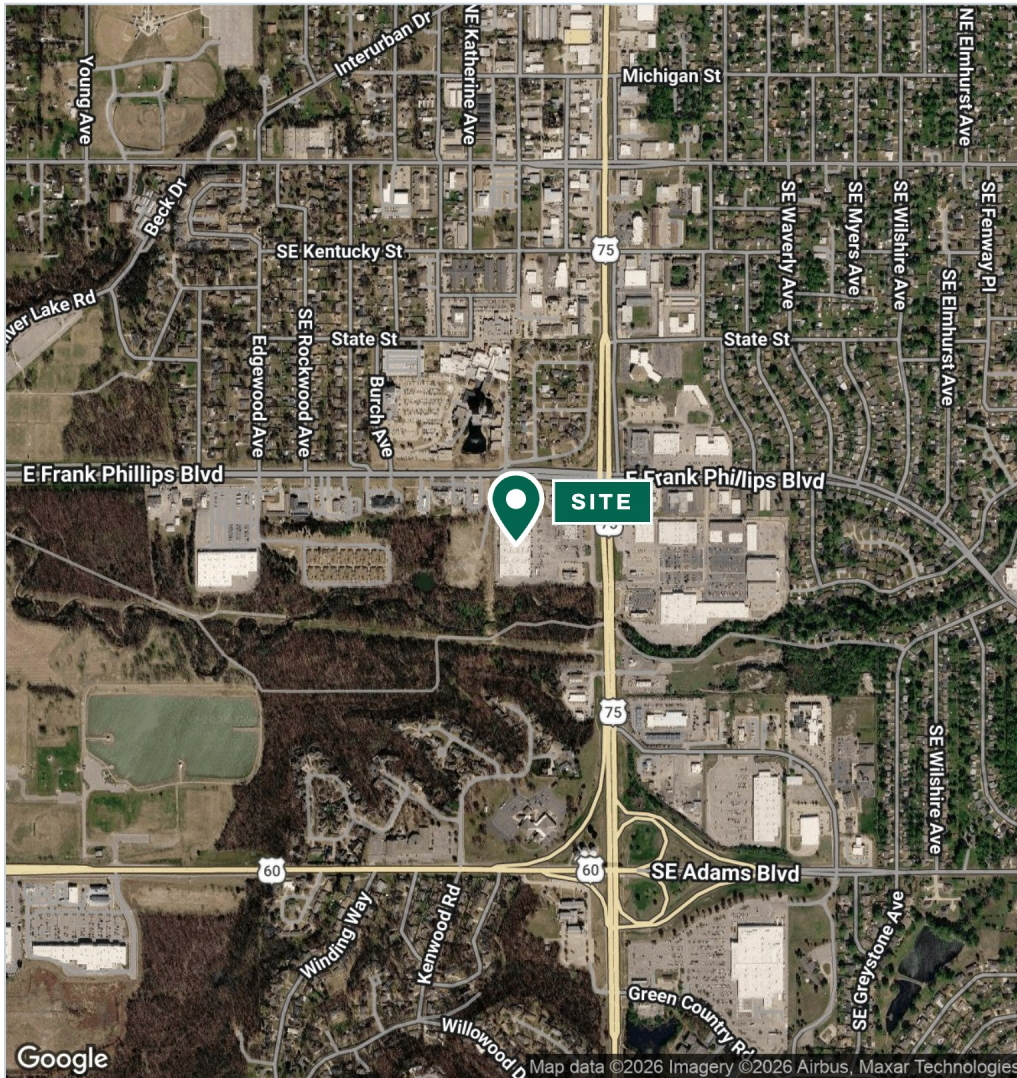
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THE SHOPS AT TURKEY CREEK | LOCATION

501 SE WASHINGTON BLVD, BARTLESVILLE, OK 74006

LOCATION MAP



IMMEDIATE AREA · SE WASHINGTON BLVD & E FRANK PHILLIPS BLVD

DISTRICT MAP · TULSA TO BARTLESVILLE



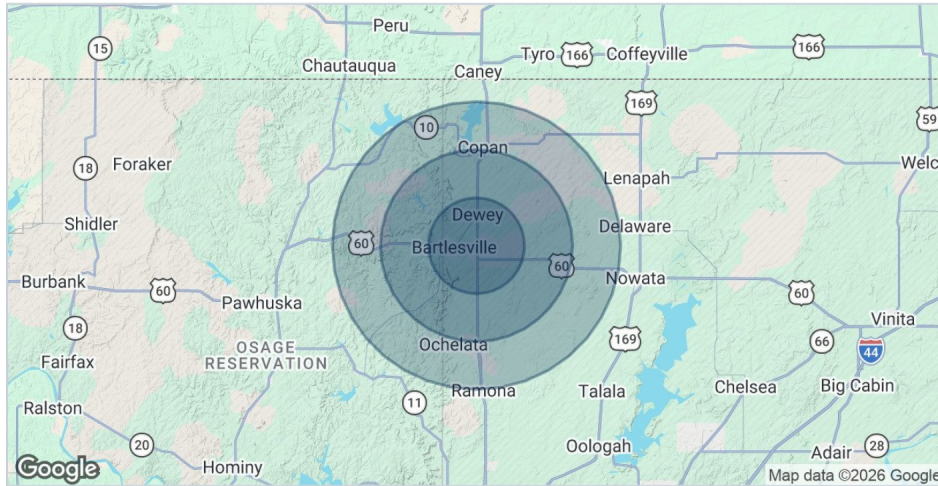
REGIONAL ACCESS · US-75 CORRIDOR

THE SHOPS AT TURKEY CREEK | DEMOGRAPHICS

501 SE WASHINGTON BLVD, BARTLESVILLE, OK 74006



TRADE AREA · 5 / 10 / 15 MILES



TRAFFIC COUNTS

ROAD · COUNT LOCATION	VPD
SE Washington Blvd · at the site	22,236
SE Washington Blvd · at Frank Phillips	20,010
E Frank Phillips Blvd · east of Washington	12,293

Source: TrafficMetrix via CoStar, 2026

POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	42,762	47,850	53,279
Average Age	38.9	39.7	40.3
Average Age (Male)	37.0	38.0	38.3
Average Age (Female)	40.7	41.4	42.0

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	16,705	18,698	20,888
Persons per HH	2.6	2.6	2.6
Average HH Income	\$83,211	\$85,911	\$85,611
Average Home Value	\$174,228	\$187,385	\$188,552

Source: 2023 American Community Survey (ACS)

5.4%

Bartlesville submarket retail vacancy (CoStar, 2026)

\$14.61

Submarket avg. asking rent / SF vs. \$9 – \$12 NNN here (CoStar, 2026)

20,892

Daytime employees within a 15-minute drive

24/7 ER

Ascension St. John Jane Phillips Medical Center, minutes from the site

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