

RETAIL PAD SITE | BROKEN ARROW

708 W Kenosha St, Broken Arrow, OK 74012

For Sale or Ground Lease

0.75 Acres +/-



Alex Samples

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405.714.7658



The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

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Building Name	RETAIL PAD SITE BROKEN ARROW
Property Type	Land
Property Subtype	Retail-Pad
Price / Ground Lease Rate	Undisclosed
Lot Size	0.75 Acres
Number of Lots	1
Traffic	22,000 VPD

Pad Site available - 0.75 acres +/- ; this outparcel is to be subdivided from a 4.63 acre parent site. Approximate dimensions are 130'x250'. This proposed ±0.75-acre outparcel at 708 W. Kenosha St in Broken Arrow is less than 1 mile from the Rose District.



- The pad site is a city-supported carve out, not a speculative raw lot
- Approved PUD-79 site design represents pad built out for a drive-thru restaurant and retail shopping use
- Concept plan in hand, not hypothetical
- Owner will consider ground lease, or a build-to-suit with long-term lease
- 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

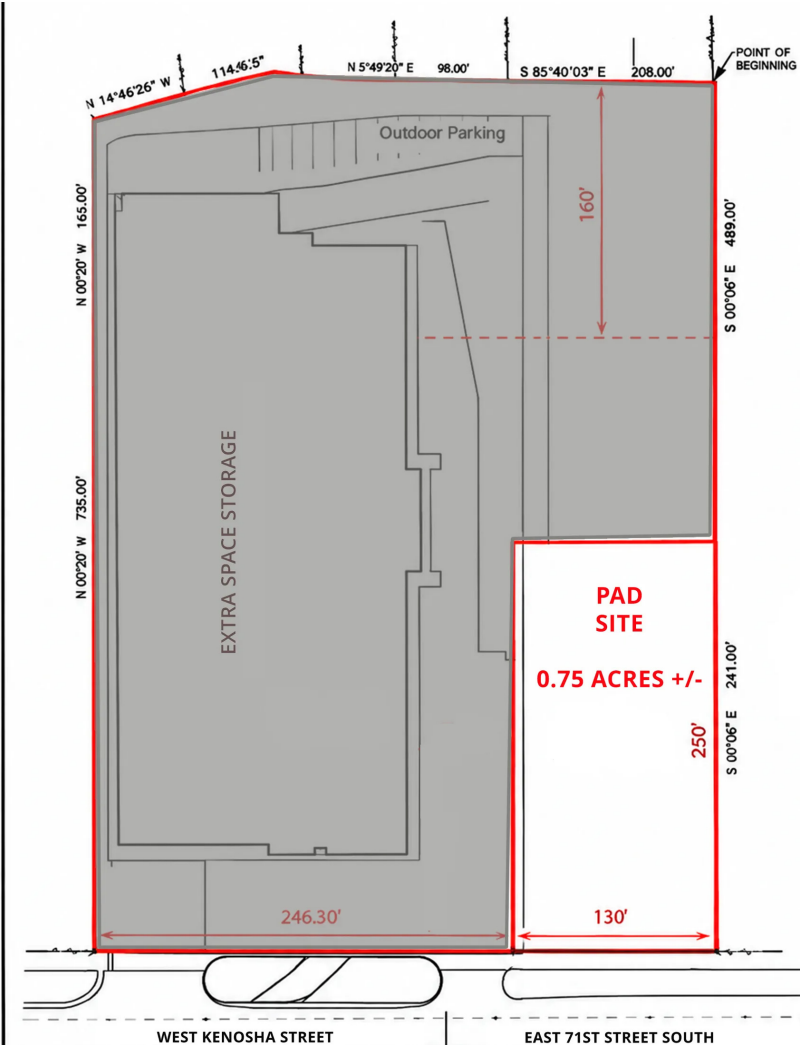
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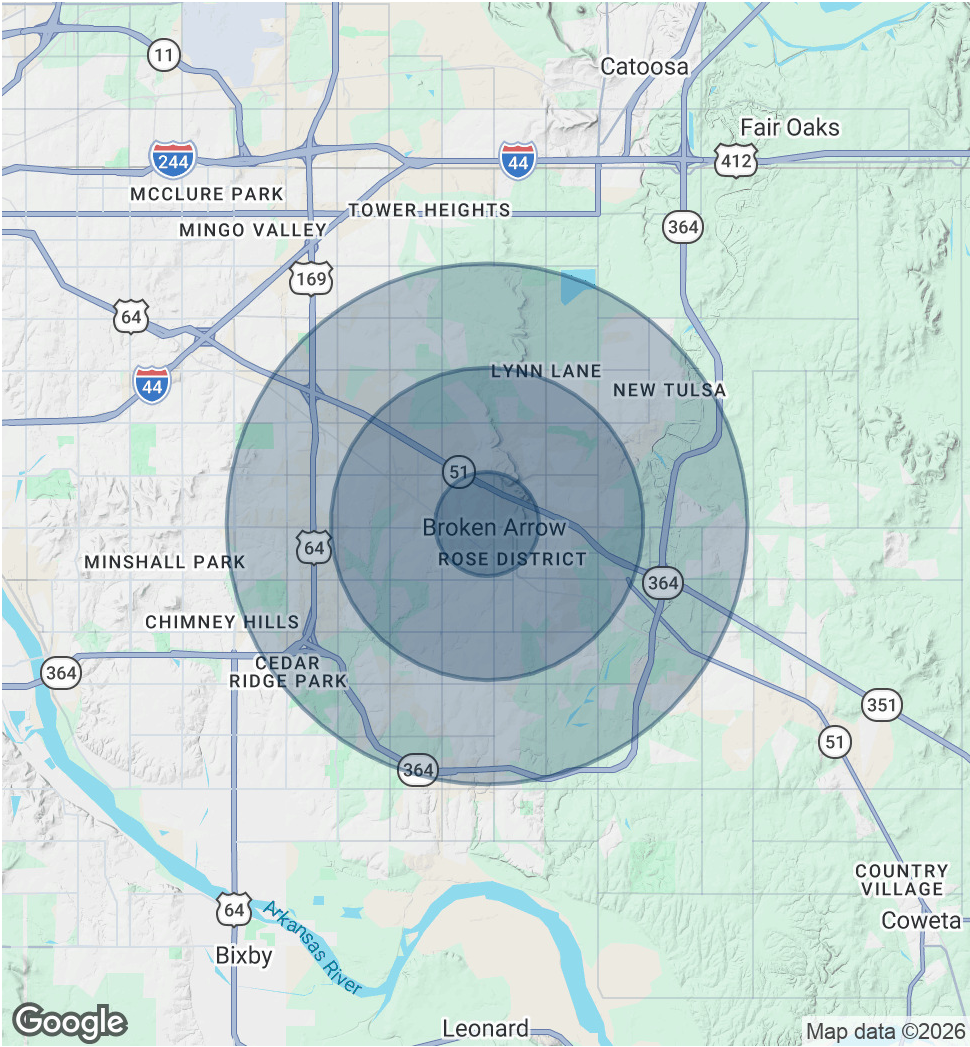
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,675	68,375	169,382
Average Age	39.3	37.6	35.8
Average Age (Male)	37.6	36.5	34.6
Average Age (Female)	41.0	38.3	36.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,762	26,015	65,105
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$84,383	\$108,985	\$96,431
Average House Value	\$186,217	\$236,697	\$226,583

2023 American Community Survey (ACS)

09152026



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