

# 3601 S. ASPEN AVE

BROKEN ARROW, OK 74011

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:

### PROPERTY OVERVIEW

Strong visibility on the southeast corner of E 101st St and S Aspen Ave with up to 4900 Sq Ft available

### PROPERTY HIGHLIGHTS

Lease Rate:

Currently Occupied |  
Inquire if Interested

Building Size:

4,950 SF



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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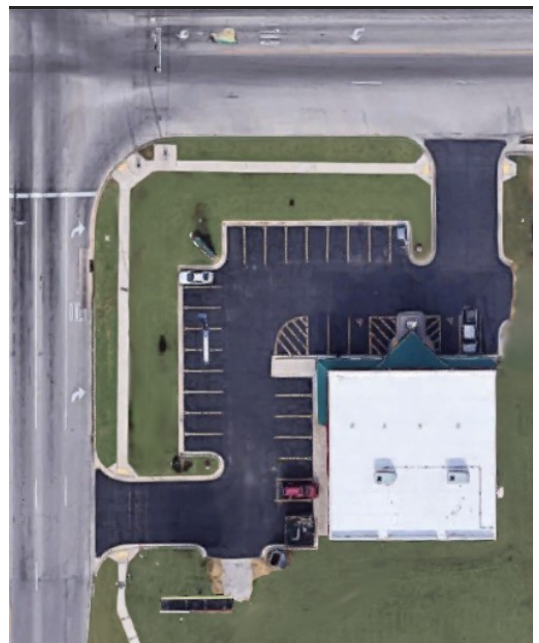
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ADDITIONAL PHOTOS



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PLANS



## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3601 S Aspen Ave	Broken Arrow Flooring	4,950 SF	NNN	-	-

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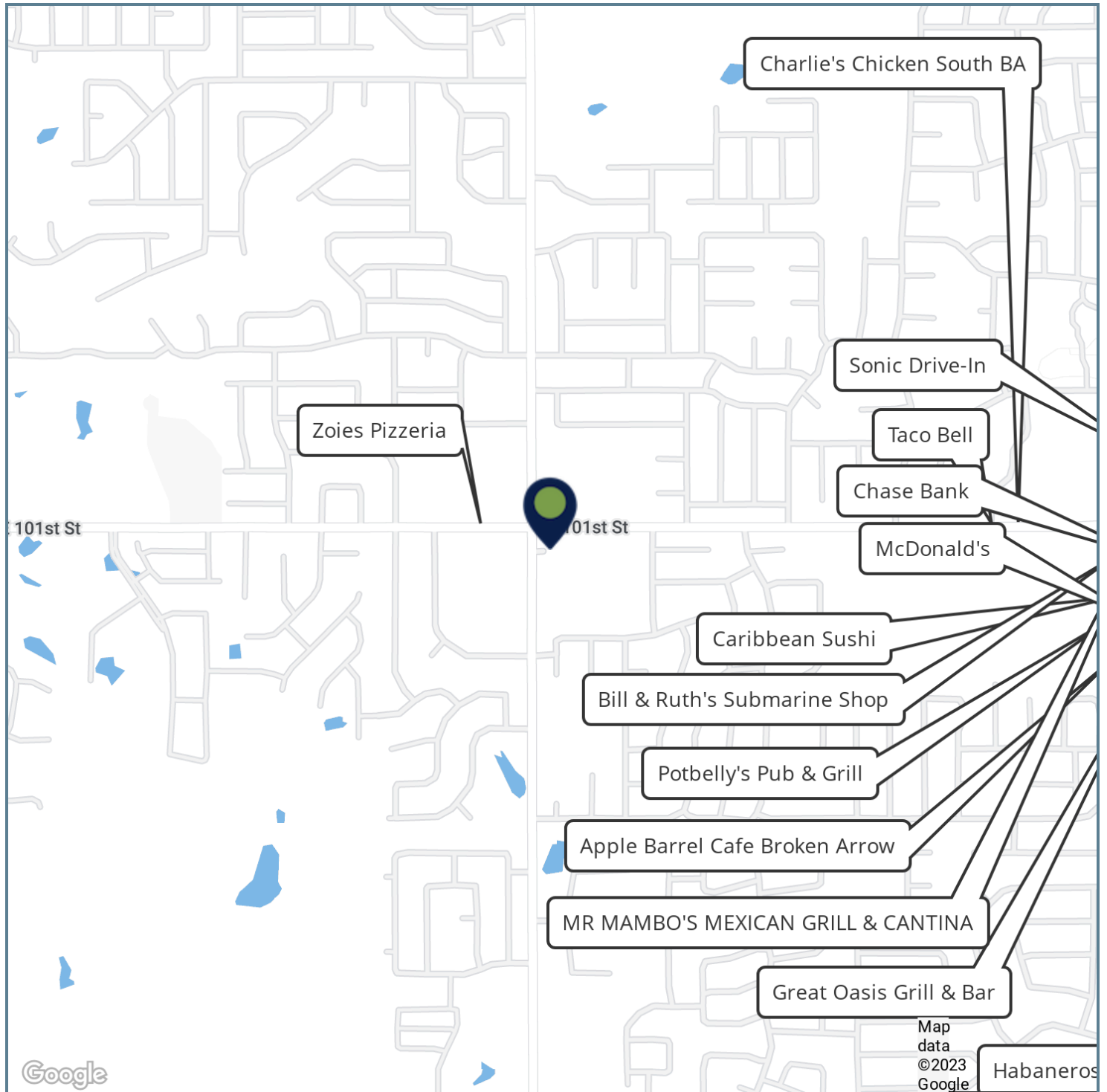
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## RETAILER MAP



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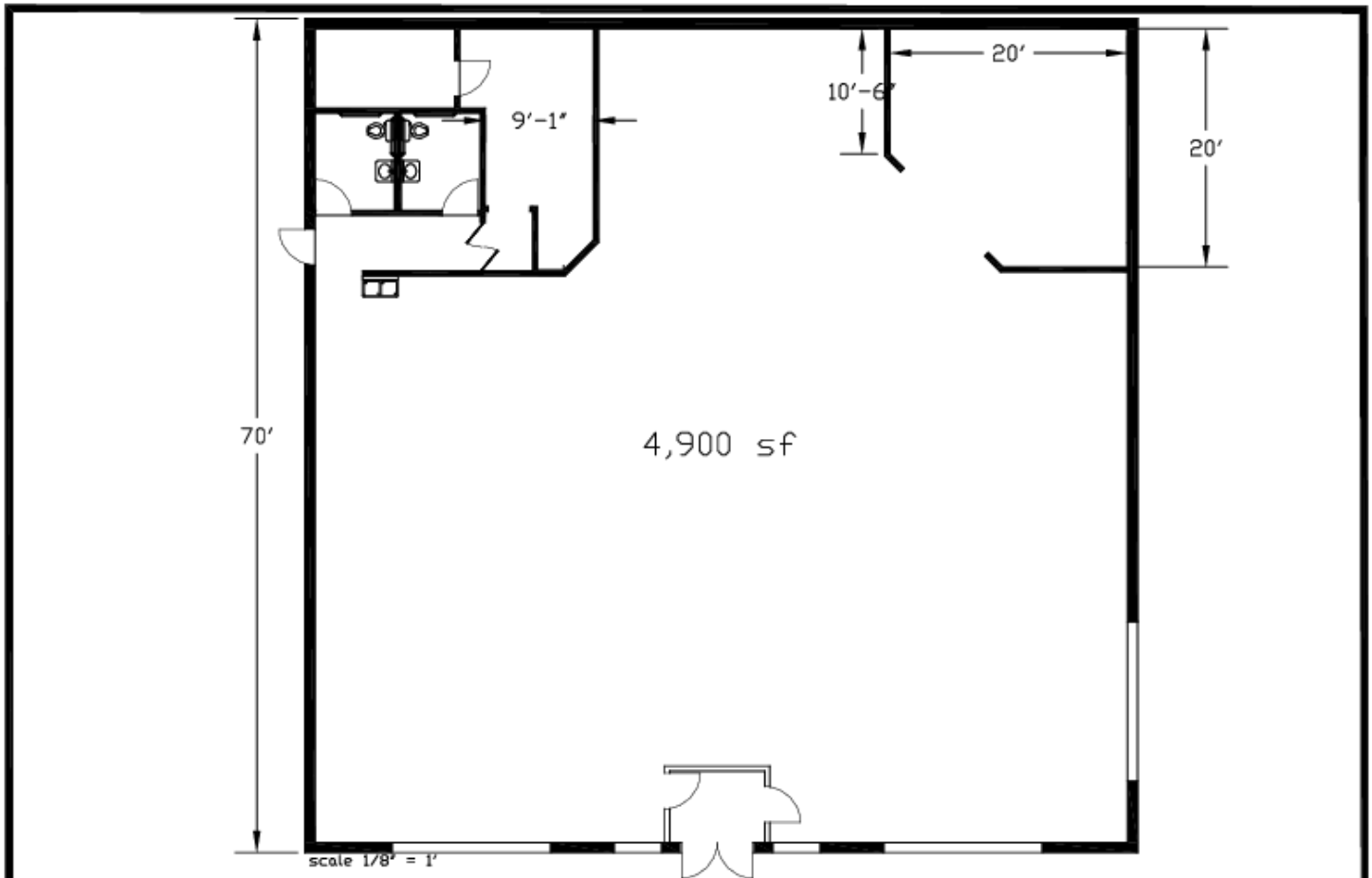
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## FLOOR PLANS



**#610 Broken Arrow, OK**  
3601 S. Aspen Ave, Broken Arrow, OK 74011  
Floor Plan

**\*EXISTING CONDITIONS: V.L.F.**  
Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 11/9/2020

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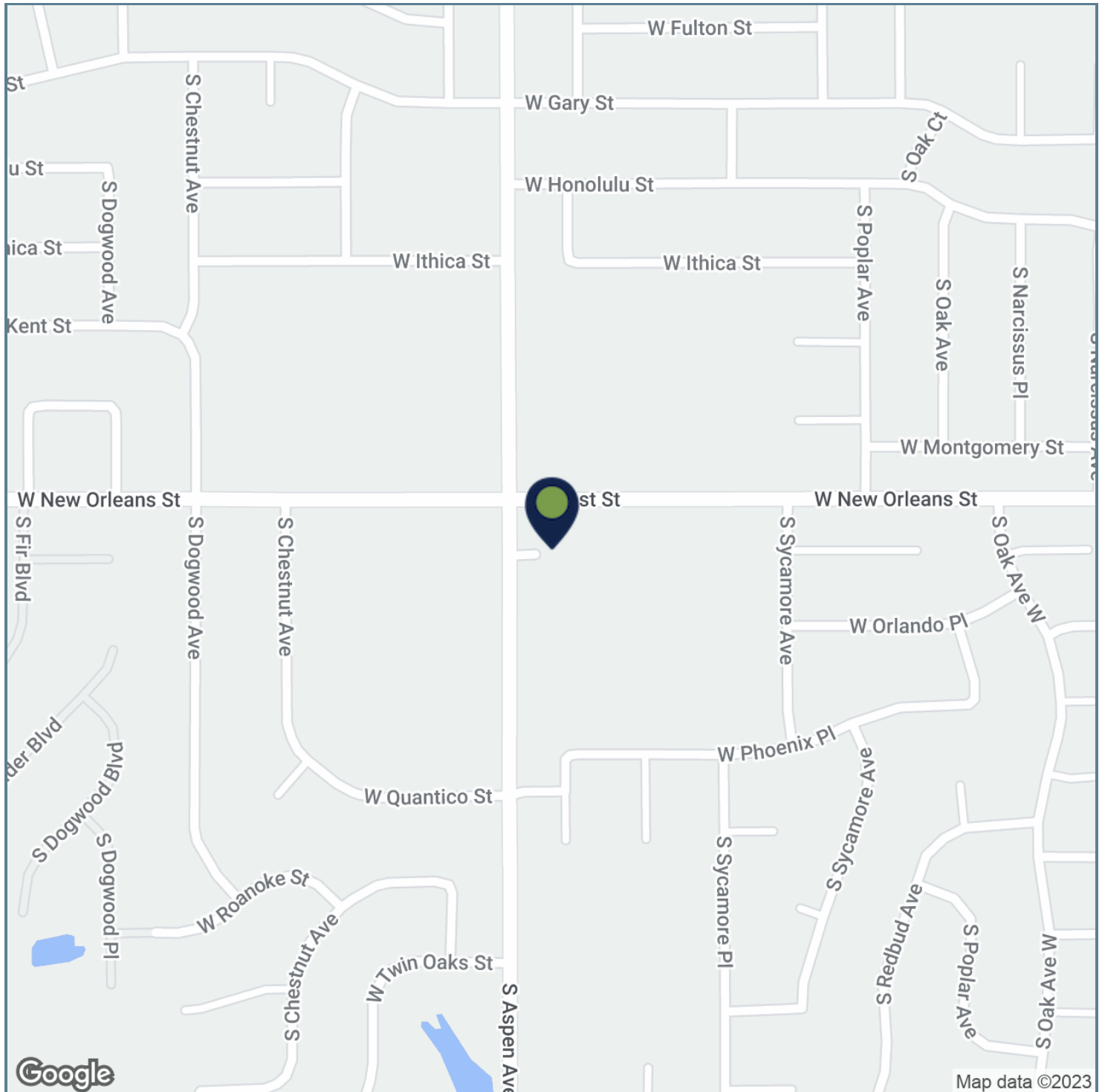
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LOCATION MAPS



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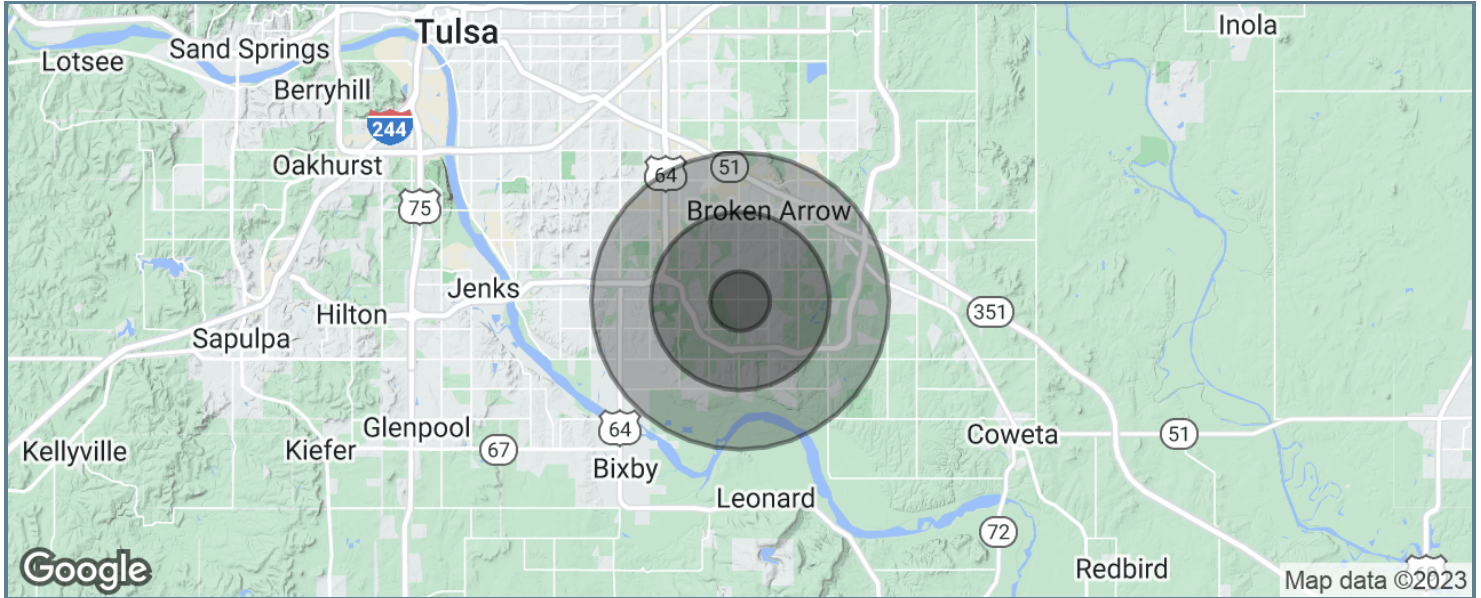
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,161	57,819	121,573
Median age	36.1	36.5	35.7
Median age (Male)	35.2	35.0	34.7
Median age (Female)	37.7	37.8	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,049	21,106	45,615
# of persons per HH	2.7	2.7	2.7
Average HH income	\$77,773	\$77,666	\$79,346
Average house value	\$147,232	\$160,166	\$166,923

\* Demographic data derived from 2020 ACS - US Census

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