



# THE SHOPS AT ASPEN CREEK

*Broken Arrow, Oklahoma*



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The Woodlands, Texas 77380

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# OVERVIEW

*Anchor, Jr. Anchor and Shop Space Available*

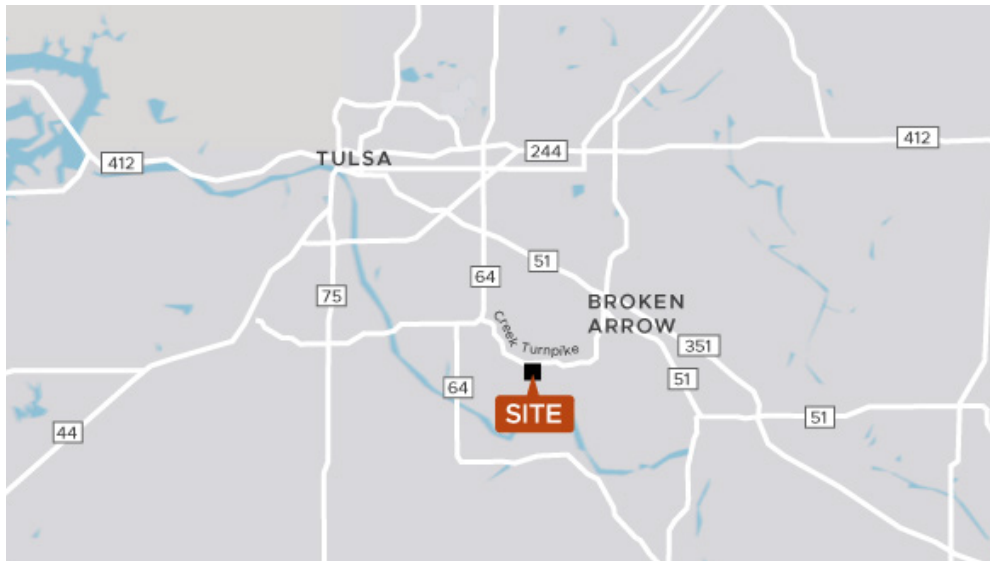


The Shops at Aspen Creek is a regional shopping center located in Broken Arrow, Oklahoma. The 150-acre mixed-use development is planned to include 1 million square feet of the best brands in shopping, dining and entertainment.

The Reserve at Aspen Creek, a 240-unit multi-family project located in a beautifully wooded setting amidst the lifestyle components of the development, opened in June of 2017 and is 95% leased. Recently open, are Starbucks and Great Clips.

The center is also home to the Warren Theatre, a 150,000 sq. ft., 18-screen, state-of-the-art movie theater which opened in December of 2014.

The first entertainment anchor boasts \$40 million dollars' worth of luxurious finishes, including one of the largest screens in the Tulsa area at 100 feet wide by 50 feet tall.



## DEMOGRAPHIC SNAPSHOT

|             | 5 MIN.      | 10 MIN.     |
|-------------|-------------|-------------|
| POPULATION  | 11,145      | 89,529      |
| HOUSEHOLDS  | 4,103       | 33,798      |
| AVERAGE HHI | \$86,964.06 | \$94,284.65 |
| MEDIAN HHI  | \$71,894.92 | \$75,282.03 |





# SITE PLAN

*Anchor, Jr. Anchor and Shop Space Available*







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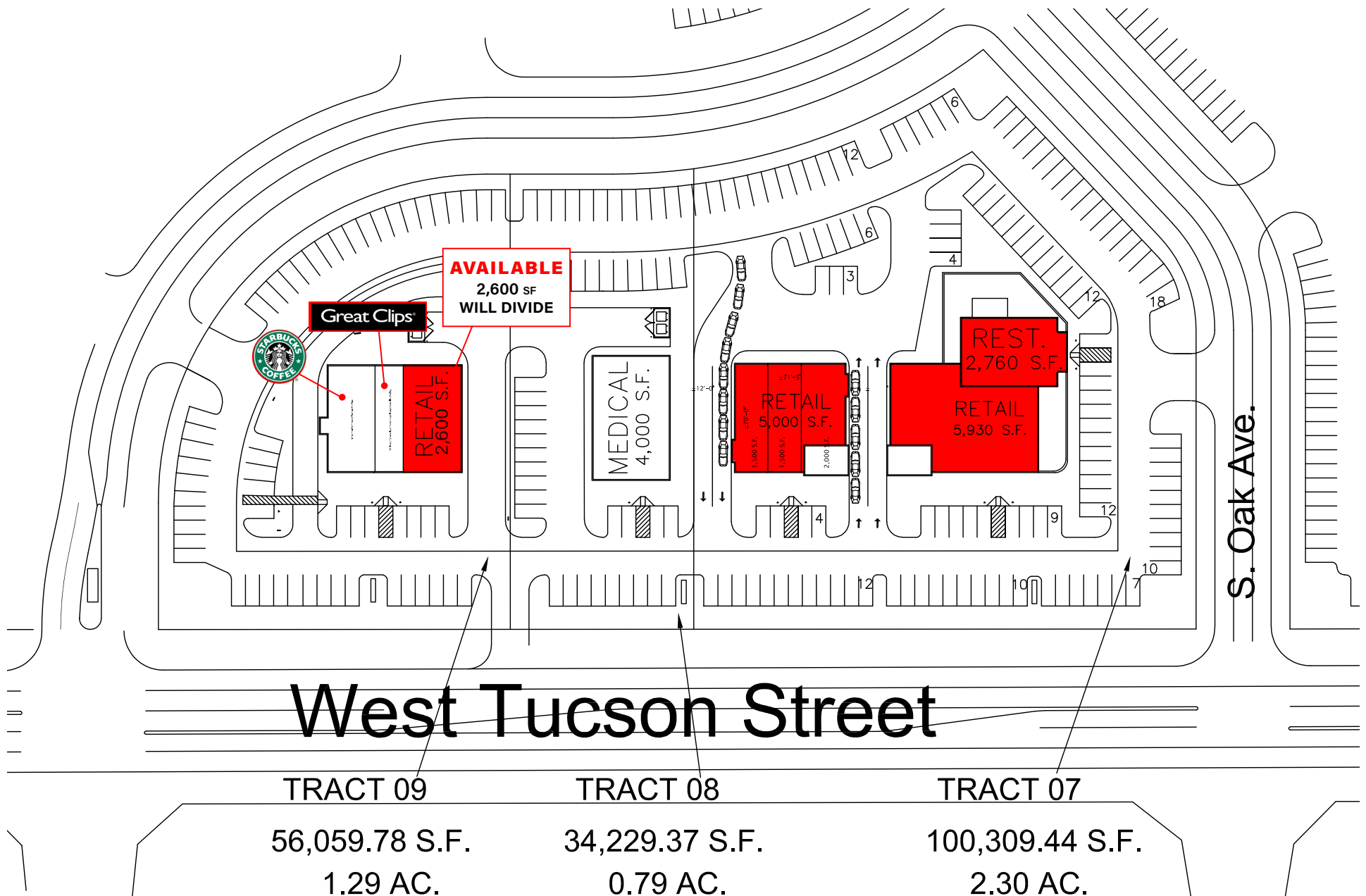
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## AVAILABLE RETAIL SPACE







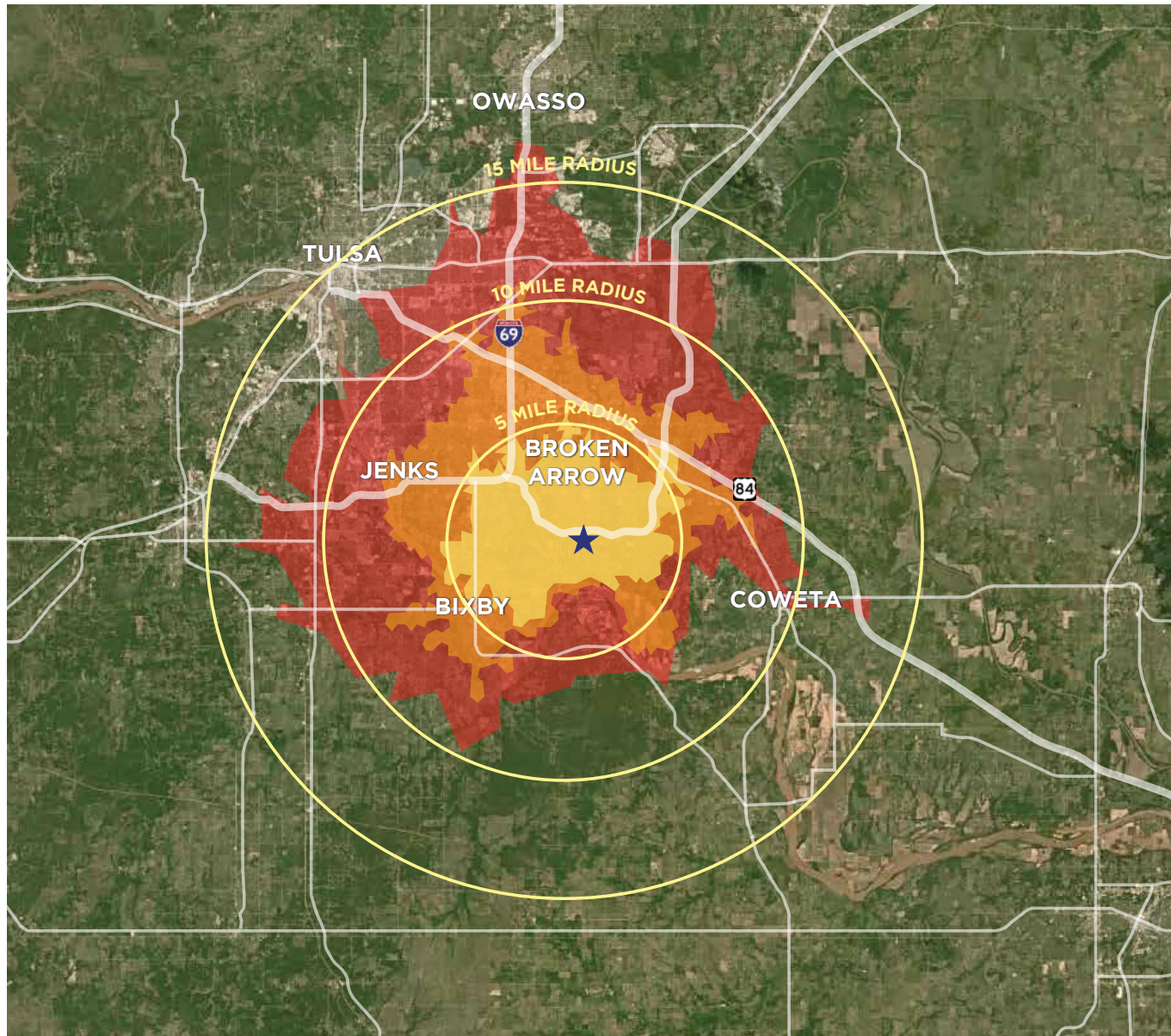
## AVAILABLE SHOP SPACE










# DRIVE TIME MAP



Demographic Source: Intelligent Direct, Inc.

| DRIVE<br>TIMES   | AVERAGE<br>HOUSEHOLD<br>INCOME | 2017<br>POPULATION |
|--|--------------------------------|--------------------|
|  10 MINS. | \$92,792                       | 80,294             |
|  15 MINS. | \$90,202                       | 193,090            |
|  20 MINS. | \$82,433                       | 348,458            |

| MILES    | AVERAGE<br>HOUSEHOLD<br>INCOME | 2017<br>POPULATION |
|----------|--------------------------------|--------------------|
| 5 MILES  | \$90,149                       | 102,877            |
| 10 MILES | \$84,802                       | 357,028            |
| 15 MILES | \$78,123                       | 586,827            |





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