



the Shoppes at Stone Ridge

>> FULL SERVICE HOSPITAL

This development is anchored by the new **St. John Broken Arrow**, a \$125 million full-service hospital and two additional 100,000 SF Medical Office Buildings. The Shoppes have multiple ingress and egress points from Broken Arrow Expressway, W. Albany Street (61st) and N. Elm Place (161st). This site offers great visibility and access from the Broken Arrow Expressway, with Bass Pro Shops located only 1/8th mile away. Pre-leasing Phase I with 50,000±SF of retail and restaurant opportunities, including 6 pad sites available from .9 to 1.35 acres.



BROKEN ARROW, OKLAHOMA



BrokenArrowRetail.com | 866.852.5718

STATISTICS

shoppes at Stone Ridge

DEMOGRAPHICS

| | 5 MINUTE DRIVE TIME | 10 MINUTE DRIVE TIME |
|--|---------------------|----------------------|
| 2011 Population Estimate | 19,162 | 199,101 |
| 2016 Population Projection | 20,381 | 206,257 |
| 2011 Estimated Median Household Income | \$45,150 | \$46,512 |

Source: Nielsen/Claritas

RETAIL OPPORTUNITY GAPS

| | | |
|--|-------------|--------------|
| Clothing Stores | \$3,773,732 | NA |
| Family Clothing Stores | \$2,740,287 | NA |
| General Merchandise Stores – Clothing & Clothing Accessories | \$1,539,731 | NA |
| Shoe Stores | \$1,241,445 | NA |
| Supermarkets | NA | \$40,546,662 |
| Special Food Services | \$917,219 | \$8,548,057 |
| Convenience Stores | \$646,565 | \$11,662,509 |
| Drinking Places – Alcoholic Beverages | \$505,595 | \$2,564,019 |
| Specialty Food Stores | \$473,785 | \$7,636,907 |
| Camera & Photographic Equipment Stores | \$258,488 | \$1,079,604 |
| Nursery & Garden Centers | \$187,331 | \$5,538,083 |

Source: Nielsen/Claritas



All statements herein are for informational purposes only and are believed to be reliable; however, no warranty or representation is made to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease. Demographic information provided by Claritas Inc. 2010. Traffic counts from City of Broken Arrow, Oklahoma Turnpike Authority and Oklahoma Department of Transportation.