

Retail For Lease

# Shops of Broken Arrow Restaurant

1311 E Hillside, Broken Arrow 74012

**WIGGIN**  
PROPERTIES, LLC

## Restaurant for Lease

Shops of Broken Arrow

<b>Available RSF:</b>	5,512 SF
<b>Rate:</b>	Call for pricing
<b>Access:</b>	Restaurant fronts E Hillside and visible from Broken Arrow Expressway
<b>Parking Spaces:</b>	94
<b>Traffic Counts:</b>	Broken Arrow Expressway: 52,911 cpd 2012
<b>Fixtures and Fittings:</b>	All furniture, fixtures and equipment provided

### Highlights

- Traffic generators include Target, Lowe's, Cinemark, Marshall's, Petsmart and Dick's Sporting Goods
- Shops of Broken Arrow accessible from the Lynn Lane and Kenosha Street exits from the Broken Arrow Expressway as well as multiple entry points north, south, east and west of the center.
- Excellent trade area with a max of daytime and nighttime population
- Traffic counts of over 52,911 cars per day



Call Grant Stewart or Vicki Patterson at **405.842.0100**

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## Location

Broken Arrow is the 4th largest city in the state and the largest suburb in the Tulsa Metro area. The city is the 3rd largest base of manufacturing in the state and has experienced exponential growth over the past 10-15 years, going from a City of 75,000 to one of over 105,000. Broken Arrow has a low cost of living, easy access to multiple highway systems, and is consistently rated one of the safest cities in the state.

*Broken Arrow continues to be one of the fastest growing cities in all of Oklahoma - leading the Tulsa metro area for new housing starts.*



## Demographics

2015	1 mile	3 miles	5 miles
Population	6,921	52,885	131,109
Average HH Income	\$79,706	\$82,582	\$84,758
Total Housing Units	2,531	18,592	47,858

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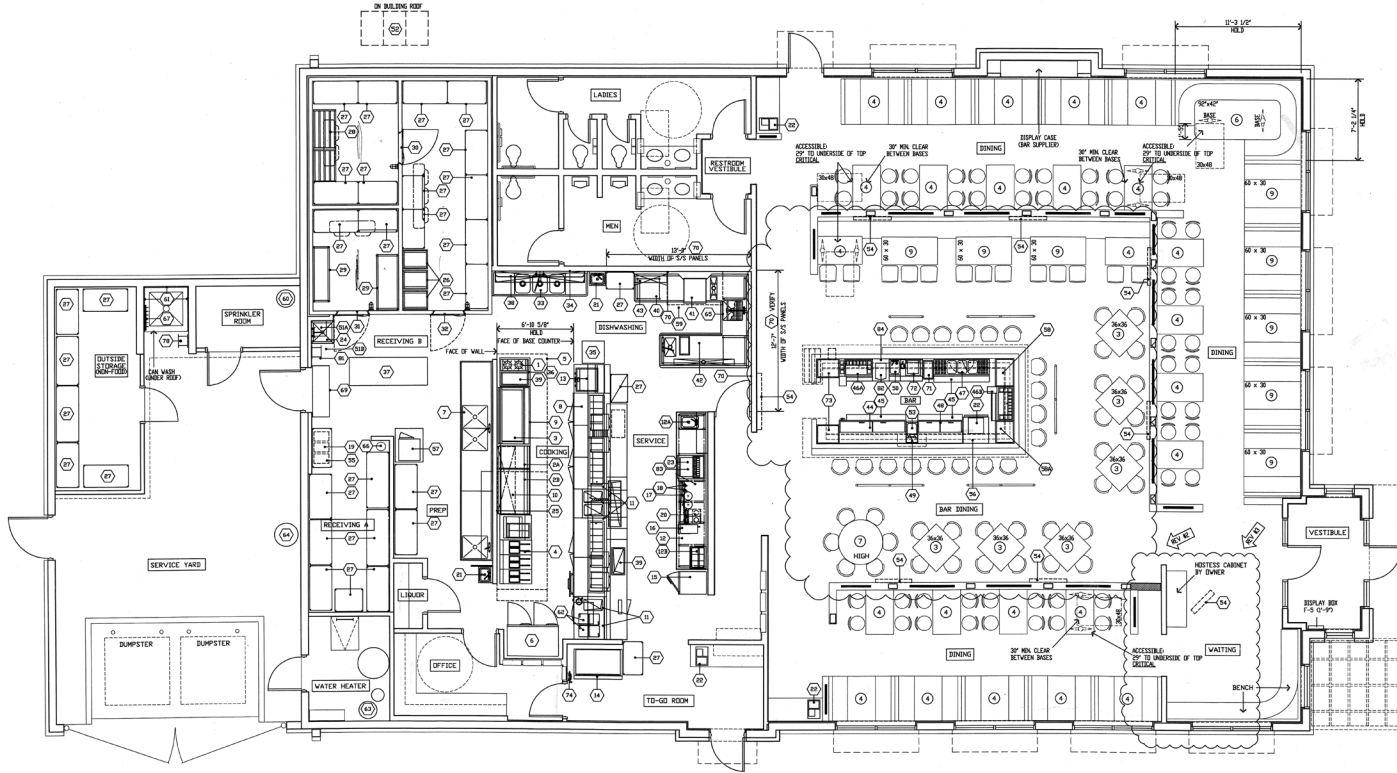
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## Floor Plan

Option 1  
5,512 SF



EQUIPMENT			
1	2 BURNER RANGE	18	GLASS FILLER ... 2 REQ'D
2A	24" GRIDDLE, GAS	19	CARBONATORS ... BY OTHERS
2B	48" GRIDDLE, GAS	20	COFFEE BREWER ... BY OTHERS
3	60" CHARBROILER, GAS	21	WALL MOUNTED HAND SINK ... 2 REQ'D
4	FRYER BATTERY WITH DUMP STATION, GAS	22	W/ STAINLESS STEEL SPLASH SHIELDS
5	EXHAUST HOOD W/ FIRE SYSTEM	23	POS STATION ... BY OTHERS
6	TWO SECTION REFRIGERATOR / FREEZER	24	SODA / ICE DISPENSER ... BY OTHERS
7	PREP TABLE WITH VEGETABLE SINK, MEAT SINK, & OVERSHELF	25	MOP SINK W/ FAUCET ... BY OTHERS
8	CHEF'S COUNTER	26	S/S WALL PANELS
9	139" REFRIGERATED EQUIPMENT STAND	27	MAXI RACKS ... 3 REQ'D
10	72" CHEESE MELTER, GAS	28	SHELVING ... 1 LOT
11	MICROWAVE OVEN ... 7 REQ'D	29	KEG RACKS ... 1 LOT
12	BEVERAGE COUNTER W/ HAND SINK & WALL SHELF	30	DUNNAGE RACKS ... 1 LOT
12A	HANDWASH LAVATORY WITH SPLASH SHIELDS	31	WALK-IN FREEZER
12B	DRIP-IN REFRIGERATED RAIL	32	WALK-IN BEER / WINE COOLER
13	BUN TOASTER	33	WALK-IN COOLER
14	ICE MACHINE W/ BIN	34	THREE COMPARTMENT SINK W/ CUTTING BOARDS
15	SALAD REFRIGERATOR	35	WALL MOUNTED POT RACK
16	TEA BREWER / DISPENSER ... BY OTHERS	36	BREAD RACK ... BY OTHERS
17	DRAINER	37	WORKTABLE
		38	WORK TABLE
		39	WALL SHELF
		40	FOOD WARMER / 27" CLEAN DISHTABLE
		41	DISH MACHINE
		42	SOILED DISHTABLE
		43	WALL SHELF
		44	BOTTLE BOX (60" LONG)
		45	SPEED RAILS ... 1 LOT
		46A	36" ICE BIN W/ SPEED RAILS
		46B	36" ICE BIN W/ SPEED RAILS
		47	BAR SINK (60" LONG)
		48	MUG FROSTER
		49	BEER TOWER
		50	BLENDER STATION / DUMP SINK
		51	BEER SYSTEM POWER PACK
		52	REFRIGERATION SYSTEM FOR WALK-INS
		53	HAND SINK
		54	TELEVISION SETS, CABINETS, & BRACKETS BY OWNER
		55	BAG-IN-BOX SHELF BY DRINK SUPPLIER
		56	UNDERCOUNTER REFRIGERATOR
		57	HOLDING CABINET ON STAND
		58	DRAINBOARD - 30" WIDE
		59	DRAINBOARD - 24" WIDE
		60	BULK CO2 ... BY OTHERS
		61	S/S WALL PANELS
		62	ICE CREAM FREEZER W/ DIPPERWELL
		63	WATER SOFTENER (BY OWNER)
		64	GREASE RECYCLE SYSTEM (BY OWNER)
		65	PRE-RINSE SINK ... INCLUDED IN #42
		66	HELIUM BOTTLE
		67	S/S MAT RACK
		68	SPARE SYMBOL
		69	AIR CURTAIN
		70	STAINLESS STEEL WALL PANELS @ DISHWASH
		71	SLIM JIM TRASH CAN (SMALLWARES)
		72	ICE CREAM STATION
		73	DRAINBOARD WITH GLASS RACKS - 24" W.
		74	ICE MACHINE FILTER SYSTEM
		75	SPARE SYMBOL
		76	SPARE SYMBOL
		77	TRASH COLLARS ... 1 LOT - NOT SHOWN
		78	HOSE RACK
		79	SPARE SYMBOL
		80	SPARE SYMBOL
		81	HOSE RACK
		82	ISLAND DASH MACHINE BY OWNER
		83	CARBONATOR (UNDER COUNTER) ... BY OTHERS
		84	STAND FOR ISLAND DASH MACHINE

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