

NOW FOR SALE



401-451 W. STONE WOOD DRIVE, BROKEN ARROW, OK 74012
BROKEN ARROW EXPRESSWAY (HWY 51) & ELM PL (161ST. ST)

MULTI-TENANT RETAIL & MEDICAL CENTER

100% LEASED

EXCELLENT LOCATION

BUILT IN: 2006

BUILDING SIZE: 33,555 SF

LAND AREA: 3.03 ACRES

PRICE: \$11,700,000

AREA HIGHLIGHTS:

BASS PRO SHOPS DEVELOPMENT

STONEY CREEK HOTEL &
CONFERENCE CENTER

ASCENSION ST. JOHN HOSPITAL

ST. JOHN REHAB HOSPITAL

OKLAHOMA BLOOD INSTITUTE

NEW REGENT BANK
MULTI-USE FACILITY



ROLAND REALTY

918.344.3959

ROLAND.REALTY@OUTLOOK.COM



THE VILLAGE ^{AT} STONE WOOD HILLS

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DEMOGRAPHICS & TRAFFIC COUNTS:

BROKEN ARROW IS OKLAHOMA'S 4TH LARGEST CITY
CITY POPULATION: APPROXIMATELY 120,000
RANKED THE 19TH BEST PLACE TO LIVE IN THE US AND BEST IN OKLAHOMA
(US NEWS & WORLD REPORT 2025)
AVERAGE HOUSEHOLD INCOME: \$97,456
POPULATION WITHIN 5 MILES: 183,517
MEDIAN AGE: 36
VEHICLES PER DAY ON ELM PLACE: 21,650
VEHICLES PER DAY ON ALBANY STREET: 13,006
VEHICLES PER DAY ON THE BROKEN ARROW EXPRESSWAY: 94,592



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STATISTICS: ESRI, INFOGROUP, CLARITAS/NIELSEN, INCOG, ETC.
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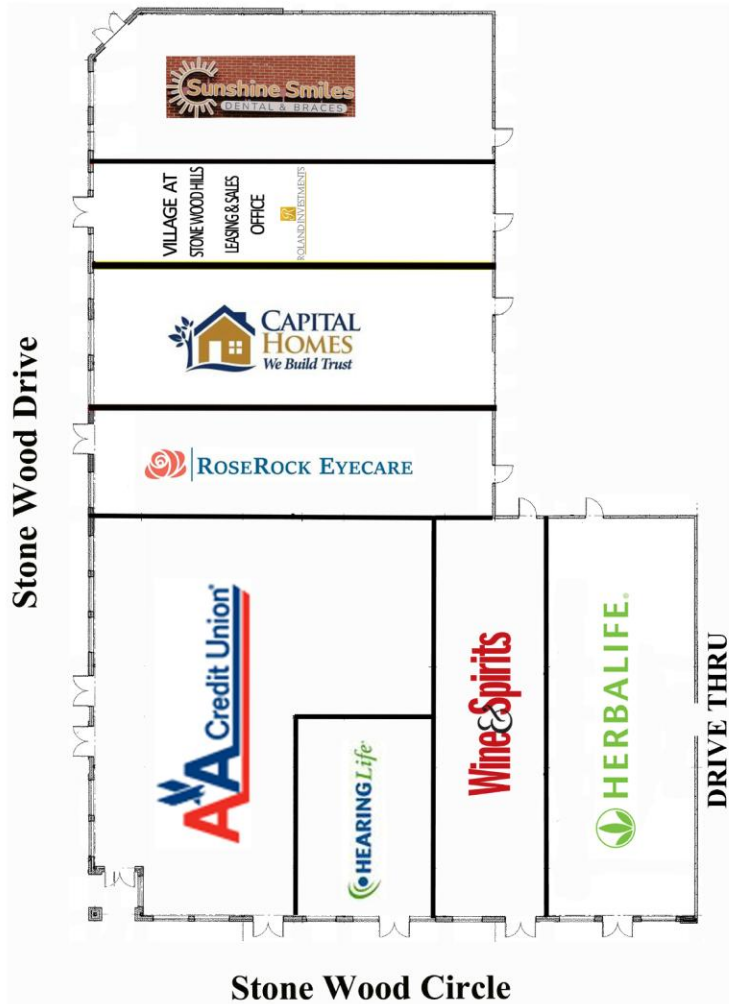
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PROPERTY HIGHLIGHTS:

- ORIGINAL OWNER AND MANAGED IN-HOUSE (FIRST TIME AVAILABLE FOR PURCHASE)
- LOCATED IN TULSA COUNTY (PARCEL# 81835-84-02-55190)
- ZONING: GENERAL COMMERCIAL WITHIN PUD-156
- OVER 50% OF LEASED SPACE IS MEDICAL USE
- MEDICAL USES INCLUDE: EAR, NOSE, AND THROAT, INFUSION, ORAL SURGERY, DENTAL/ORTHODONTICS, OPTOMETRY, & AUDIOLOGY
- AMERICAN AIRLINES FEDERAL CREDIT UNION AND CAPITAL HOMES DESIGN CENTER
- BELOW MARKET RENTS WITH RENT ESCALATORS BUILT INTO EXISTING LEASES
- FULL MASONRY WITH DECORATIVE CAST STONE ACCENTS
- CONCRETE TILT-UP WALLS WITH STEEL FRAMING AND METAL ROOF DECK
- DUROLAST SUPREME ROOF (NEW ROOF IN 2024)
- PACKAGE HVAC UNITS (19 NEW UNITS IN 2024)
- PARKING: 190 SPACES PLUS SHARED PARKING AGREEMENT WITH NEIGHBORING HOTELS IF NEEDED

NEIGHBORING MEDICAL USERS:

- ASCENSION ST. JOHN HOSPITAL
- ASCENSION ST. JOHN REHABILITATION HOSPITAL
- PRAIRIE HOUSE ASSISTED LIVING AND MEMORY CARE
- OKLAHOMA BLOOD INSTITUTE
- EMERSON ORTHODONTICS
- DIVINE DENTAL WORKS
- BREATHE MODERN DENTISTRY
- RESTORATION FOOT AND ANKLE



NEIGHBORING FINANCIAL USERS:

- NEW MULT-USE REGENT BANK FACILITY NEARING COMPLETION
- AVB BANK
- WESTREET CREDIT UNION
- MIDFIRST BANK

NEIGHBORING NATIONAL RETAILERS:



Bath & Body Works®



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