

# County Exchange

## LOCATION

Downtown Broken Arrow is 2 miles southwest.  
 Broken Arrow high school is 1 mile north.  
 Northeastern State University is 3 miles south.  
 Kenosha is the 1st intersection after Muskogee Turnpike and Highway 51-combine.  
 Bass Pro-Shop is 2 miles west on Highway 51.  
 Strong new residential development.  
 5 major golf courses within 7 miles.

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	5,978	38,622	88,651
Average Household Income	60,020	56,838	62,689

## THE PROPERTY

- Zoned C5
- 25 Acres
- 1,090 Feet - fronting on Kenosha (71st street)
- 2,148 Feet - fronting on Broken Arrow Expressway

## TRAFFIC COUNT

71st (Kenosha) - West of 193rd = 28,182  
 East 193rd = 20,552  
 East of Lynn Lane = 17,829  
 193rd (23rd) North of 71st street 17,241  
 South of 71st street 10,991  
 Broken Arrow Expressway between 71st & 193rd 46,600

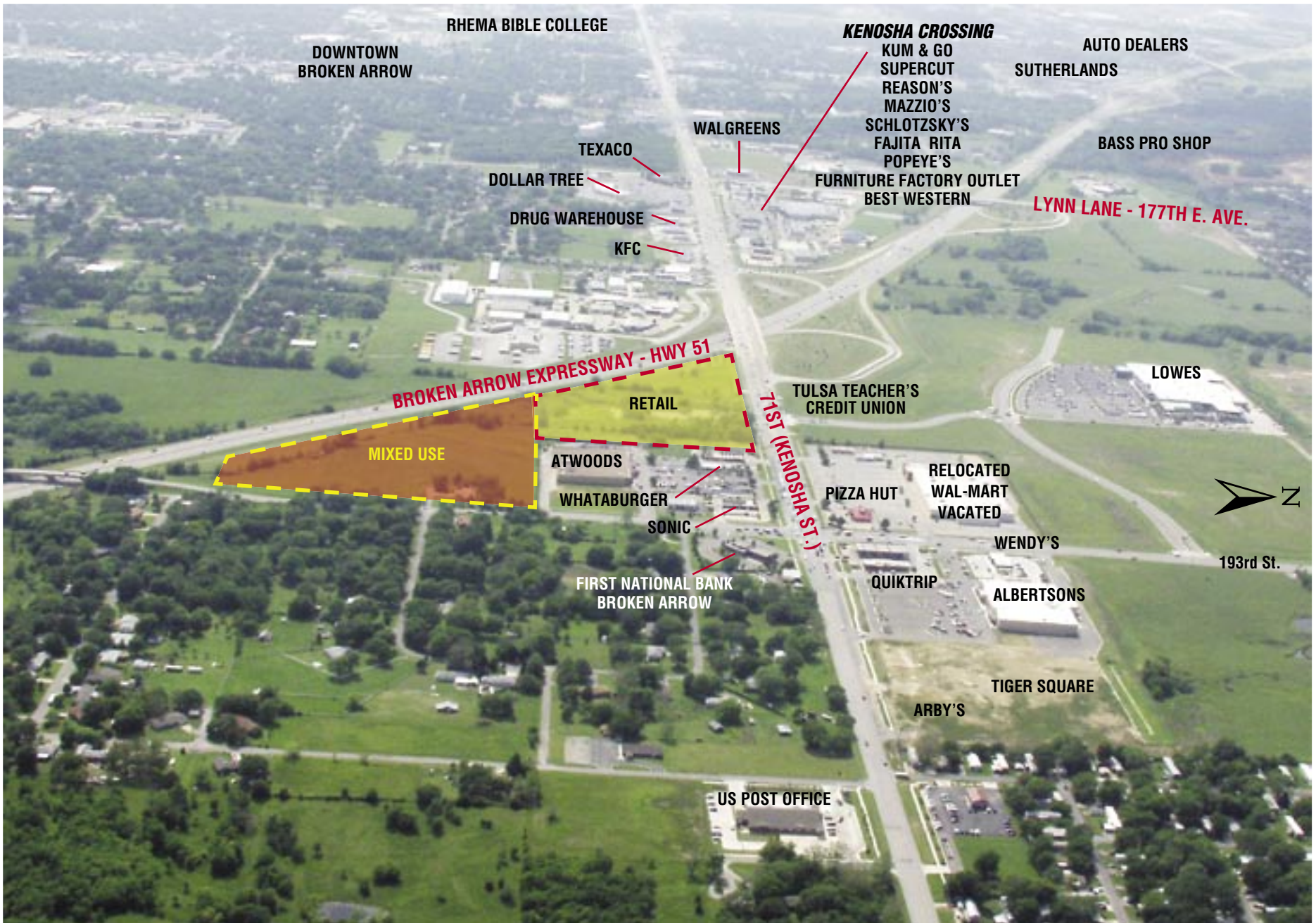


## BUSINESSES

- |                                    |               |                          |
|------------------------------------|---------------|--------------------------|
| Arby's                             | Pizza Hut     | Wings To Go              |
| Tiger Square                       | Lowes         | Curves                   |
| Albertsons                         | KFC           | Dollar Tree              |
| Subway                             | Popeyes       | Speedy Lube              |
| Wendy's                            | Fajita Rita's | Walgreens                |
| QuikTrip                           | Mazzios       | US Reserve Center        |
| First National Bank - Broken Arrow | BeautyCo      | Rogers National Bank     |
| United States Post Office          | Reasors       | Super Cuts               |
| Atwoods                            | Drug Mart     | Furniture Factory Outlet |
| Sonic                              | Kum & Go      | Okie Bug                 |
| Whataburger                        | Blockbuster   | UPS Store                |
|                                    |               | Best Western             |



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