

Retail / Office For Lease

The Shops at Sand Springs

14-26 E 2nd Sand Springs, OK 74063

WIGGIN
PROPERTIES, LLC



Property Features

New commercial construction in the heart of the downtown Sand Springs trade area. Excellent opportunity for restaurant, brewing company, retail and service related businesses as well as multiple office uses including insurance, law, or accounting firms.

- + 15,701± Square Feet Total*
 - Suites Ranging from 1,944± to 15,701± Square Feet*
- + Flexible Floor Plan Configurations
- + White Box Delivery
- + Strong Signage Opportunity with I-244 Visibility
- + Zoned CH
- + Ample Parking with Additional Offsite Parking Available
- + 111'± Frontage on Second Street
- + Ideal Uses Include Restaurant and Retail
- + Retailers in the Area: QuikTrip, Walgreens, CVS Pharmacy, Atwood's, Arby's IHOP, McDonalds and multiple other chain restaurants

*Source: Owner

Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

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Demographics

POPULATION	
1 Mile	5,279
3 Miles	21,464
5 Miles	38,777
AVERAGE HOUSEHOLD INCOME	
1 Mile	\$57,656
3 Miles	\$65,962
5 Miles	\$63,138
DAYTIME POPULATION	
1 Mile	6,103
3 Miles	9,171
5 Miles	13,994
BUSINESS COUNT	
1 Mile	384
3 Miles	727
5 Miles	1,102



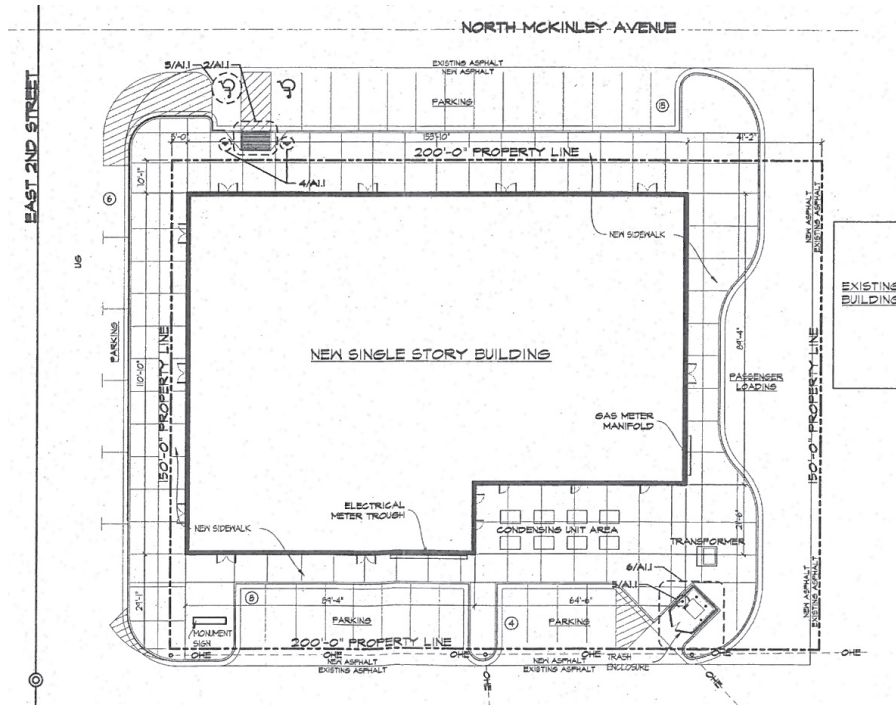
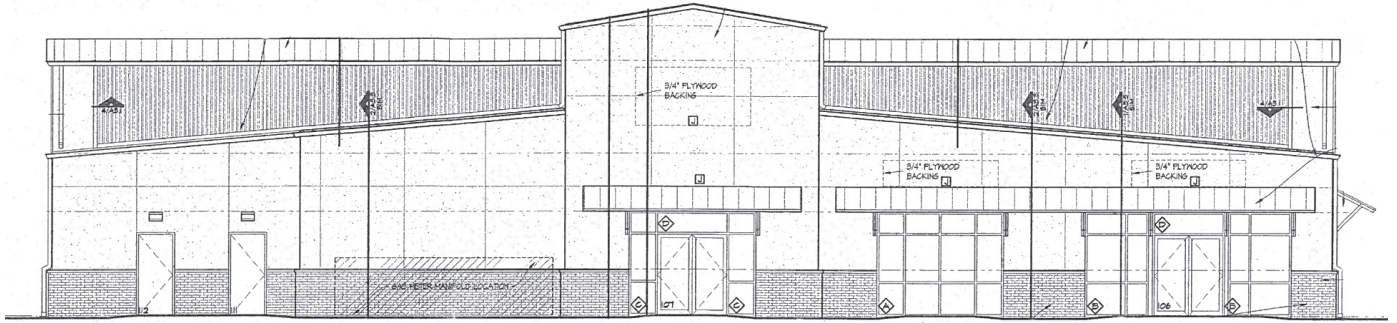
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