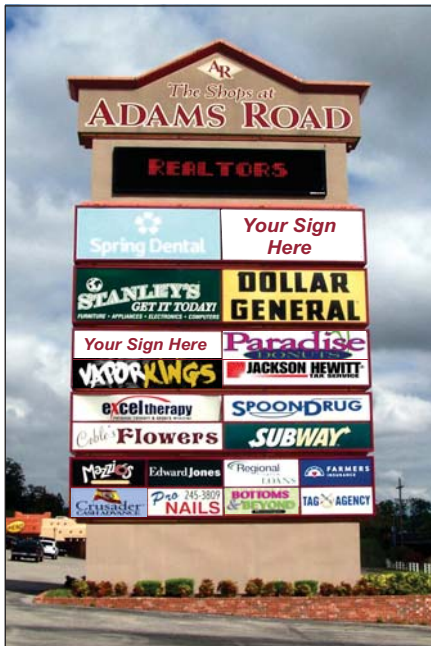


FOR LEASE

THE SHOPS AT ADAMS ROAD



*402 - 546 Plaza Court
Sand Springs, Oklahoma*



- 112,824 Total Sq. Ft. Building
- +/- 1,222 sq. ft. to +/- 12,597 sq. ft. Now Available
- Excellent Exposure to Hwy 51/Keystone Expwy/Hwy 412
- Traffic Count: 46,193 vpd on Highway 51 (INCOG 2017)
- Pad Site Available
- Abundant Parking
- Professionally Managed

Contact:
Doug Bauer, CCIM
918.665.1210



BAUER & ASSOCIATES, REALTORS
"A Leader in Tulsa Commercial Real Estate Since 1979"

COMMERCIAL, INDUSTRIAL, INVESTMENT PROPERTY & PROPERTY MANAGEMENT

4821 South Sheridan, Suite 201, Tulsa, Oklahoma 74145

Phone (918) 665-1210 Fax (918) 665-6462 www.bauertulsa.com

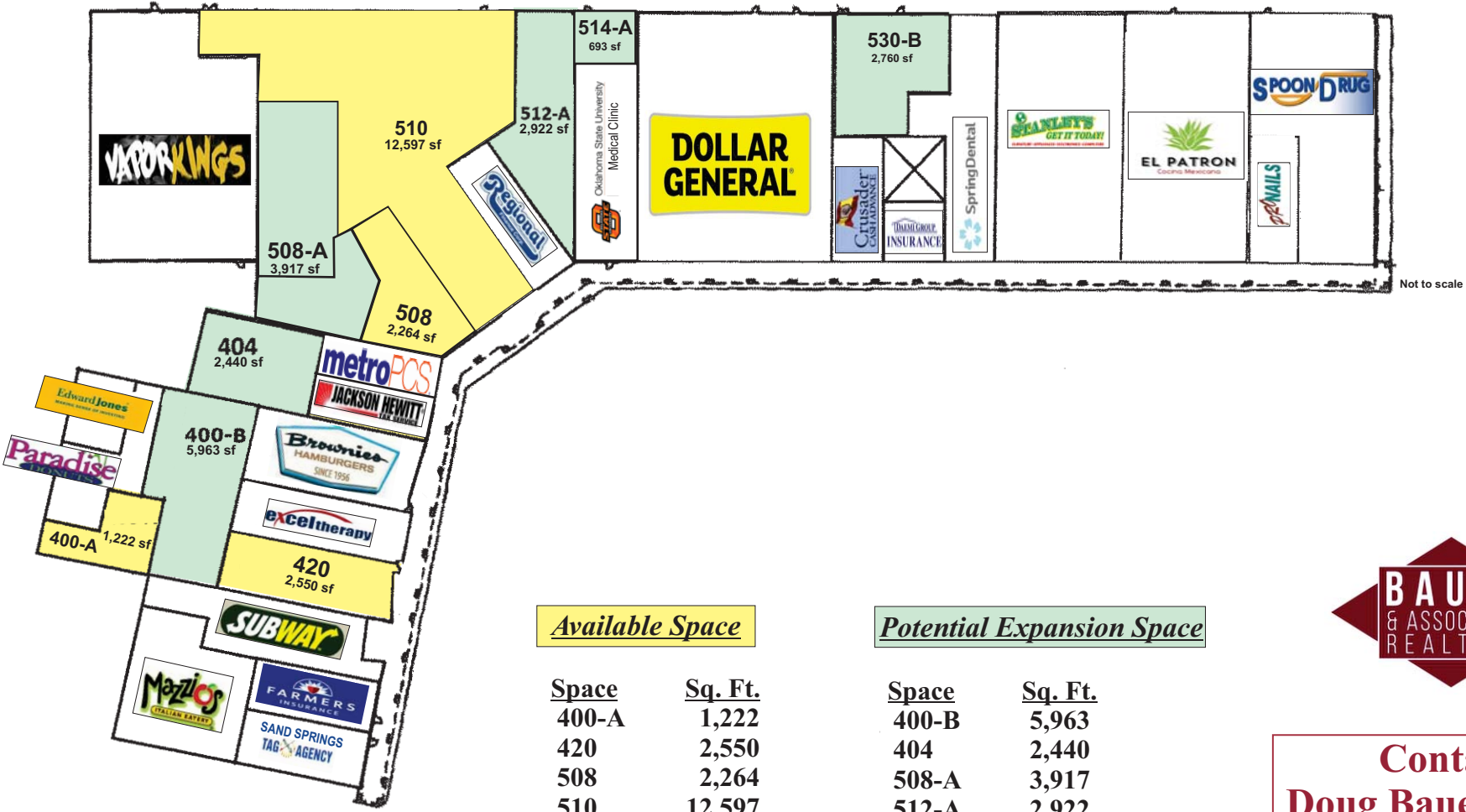
All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

Aerial View - Shops at Adams Road Sand Springs, Oklahoma



The Shops at Adams Road

Space Available Demising Concept



Available Space

<u>Space</u>	<u>Sq. Ft.</u>
400-A	1,222
420	2,550
508	2,264
510	12,597

Potential Expansion Space

<u>Space</u>	<u>Sq. Ft.</u>
400-B	5,963
404	2,440
508-A	3,917
512-A	2,922
514-A	693
530-B	2,760



Contact:
Doug Bauer, CCIM
918.665.1210



★ Sand Springs is only 5 minutes from Tulsa's Central Business District!

Demographic Information

Mile Radius	1	3	5
Population	5,190	21,584	39,972
Households	2,025	8,279	15,336
Avg. H.H. Income	\$64,036	\$65,464	\$63,580

Downtown
Tulsa

Highway 51/
Keystone Expwy/
Highway 412

N. Adams Road

The Shops at
Adams Road

Jefferson Street

E. 2nd Street