

Retail for Lease

# Garrett Creek Center

11560 N 135th E Ave, Owasso

**WIGGIN**  
PROPERTIES, LLC

41 YEARS STRONG



## Retail For Lease

Garrett Creek Retail Center

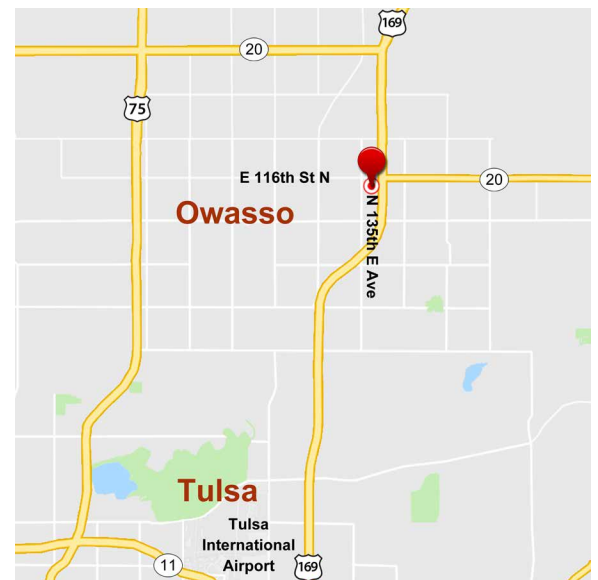
**Available RSF:** 1,675 SF

**Rate:** Negotiable

**Access:** Entrances to shopping center from Hwy 169 Frontage and E 116th St N

**Visibility:** Hwy 169, Hwy 169 Frontage Rd and E 116th St N

**Traffic Counts:** 42,234 cpd '21, Hwy 169  
15,496 cpd '21, E 116th St N



Call Grant Stewart, CCIM or Vicki Patterson, CCIM at **918.935.2010**

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## Demographics

	2022	1 Mile	3 Miles	5 Miles
Population		2,893	36,105	69,216
Average HH Income		\$90,099	\$99,350	\$96,041
Owner Occupied Units		983	11,693	21,456
Renter Occupied Units		165	2,319	5,925

## Location

Garrett Creek is a 50 acre master planned retail development that sits along the west side of Hwy 169 just south of E 116 St N in Owasso, Oklahoma. The development is anchored by a 75,000 square foot Reasor's Grocery Store. The Highway 169 Frontage Road connecting 116th St N to 106th St N is in design and construction should be completed in 2018. The Garrett Creek center serves the area incorporating Owasso, Oologah, Skiatook and Claremore.

- Strategic Location**

- Owasso remains one of the fastest growing cities in the state.
- Owasso's boasts a trade area with more than 200,000 people fed by highways 75, 169 and 20. Continued growth is expected.

- Upwardly Mobile Population**

- Surgingly Residential Growth**

- New residential construction continues to bring 200 to 250 new homes annually with an increase in Owasso residents of 1,000 per year

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