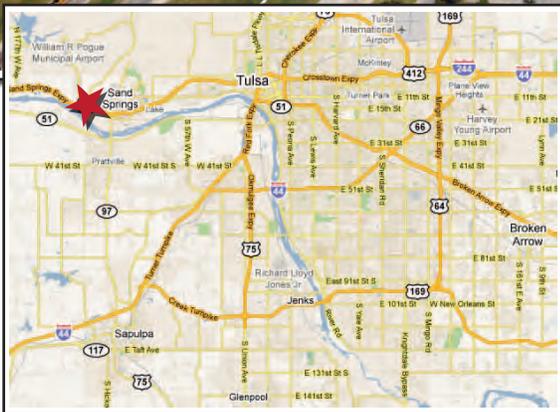


# River WEST

A 30 Acre Commercial Development  
At The Intersection Of  
Hwy 97 & Keystone Expressway (412/64)  
Sand Springs, Oklahoma

**ORION** REALTY ADVISORS, L.L.C.  
Commercial Brokerage & Development Services  
Phone: (918) 248-5481 Fax: (918) 248-5476



**TAPP**  
Development Corporation  
We Deliver.

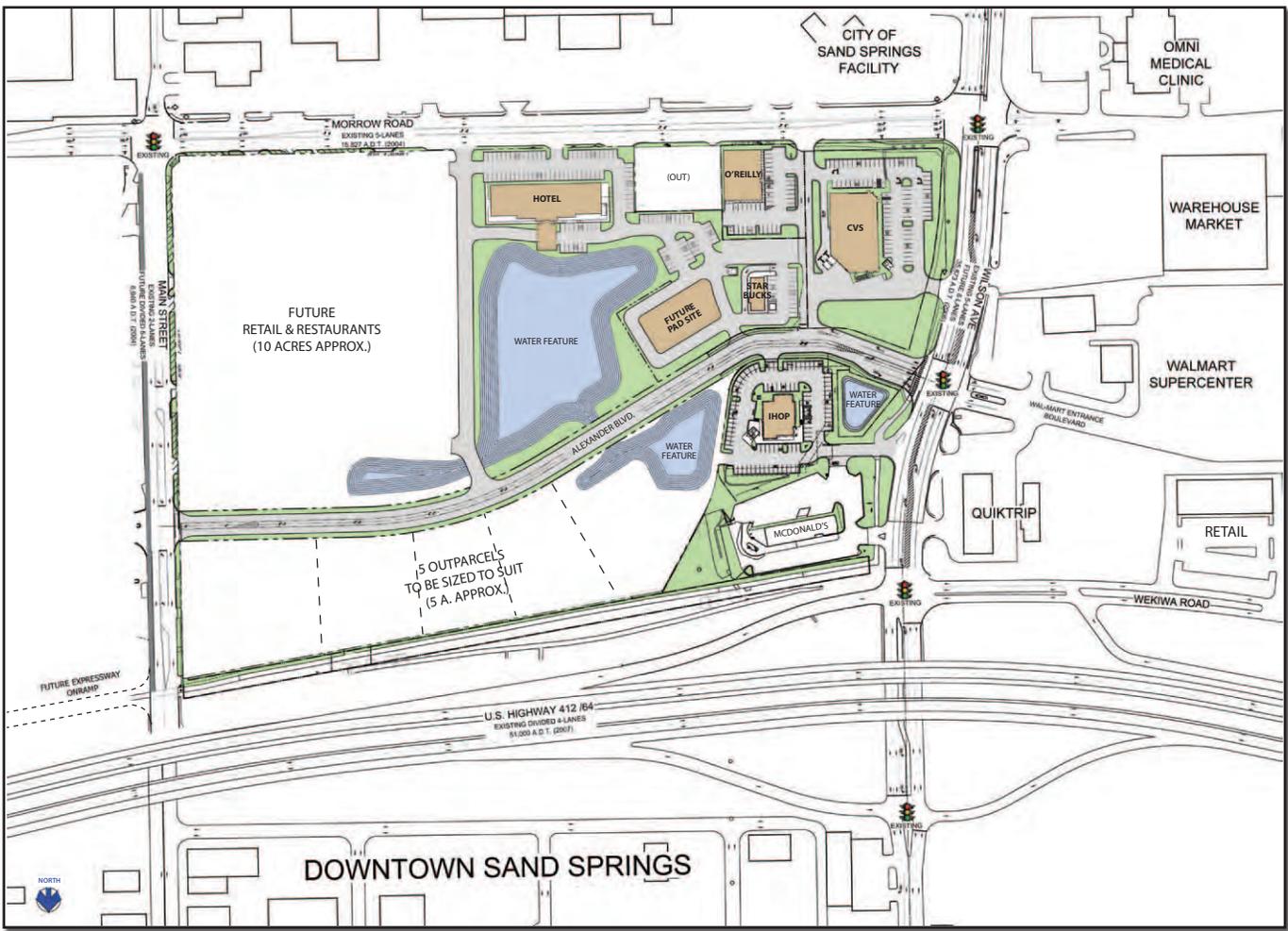
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Email: [orionrealtyadvisors@cox.net](mailto:orionrealtyadvisors@cox.net)

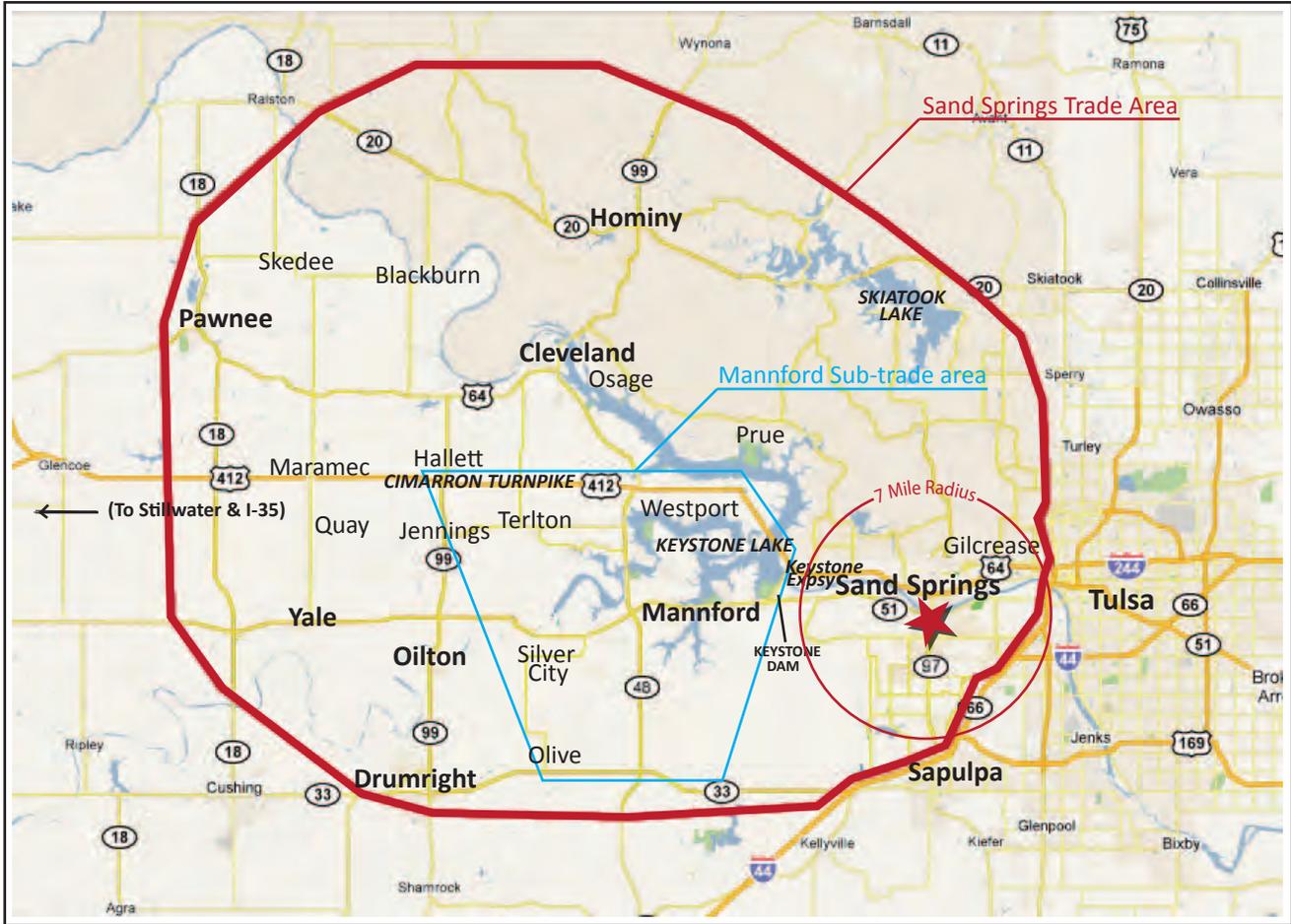


**DOWNTOWN SAND SPRINGS**



**DOWNTOWN SAND SPRINGS**

## Trade Area



### Demographic Highlights

	<u>3mi</u>	<u>7mi</u>	<u>Trade Area</u>
Population	20,620	74,220	101,938
Avg. HH income	\$54,600	\$51,352	\$52,736
Avg. age	37.7	37.8	38.7

Included in the Sand Springs Trade Area is a significant sub-trade area for Mannford and Lake Keystone --- approx. 14,000 population with an average HH Income of **\$63,564**, but with minimal services. The balance of the Trade Area population is comprised of farms, ranches, and many small towns. Today all of the Trade Area either shops in Sand Springs or passes through Sand Springs to shop in Tulsa.

### Traffic Counts

Keystone Expwy (412/64)	51,000
Hwy 97 (Wilson St.)	35,873
Morrow Road	15,827
Main Street	6,940