



# Tahlequah Retail For Lease

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

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3430 S. Muskogee Ave,  
Tahlequah, OK 74464

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Property Summary



## PROPERTY DESCRIPTION

Turnkey QSR, available for lease on HWY 82 in Tahlequah, across from the Cherokee Casino.

## PROPERTY HIGHLIGHTS

- Prime Location
- High Traffic Count
- Ample Parking
- Full Kitchen Build-Out
- 22,406 VPD
- Parking Ratio 7.69
- Two-Lane Drive-Thru With an Additional Escape Lane
- New Construction
- Available Immediately

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,300 SF
Lot Size:	0.77 Acres
Building Size:	1,300 SF

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Location Map



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Additional Photos



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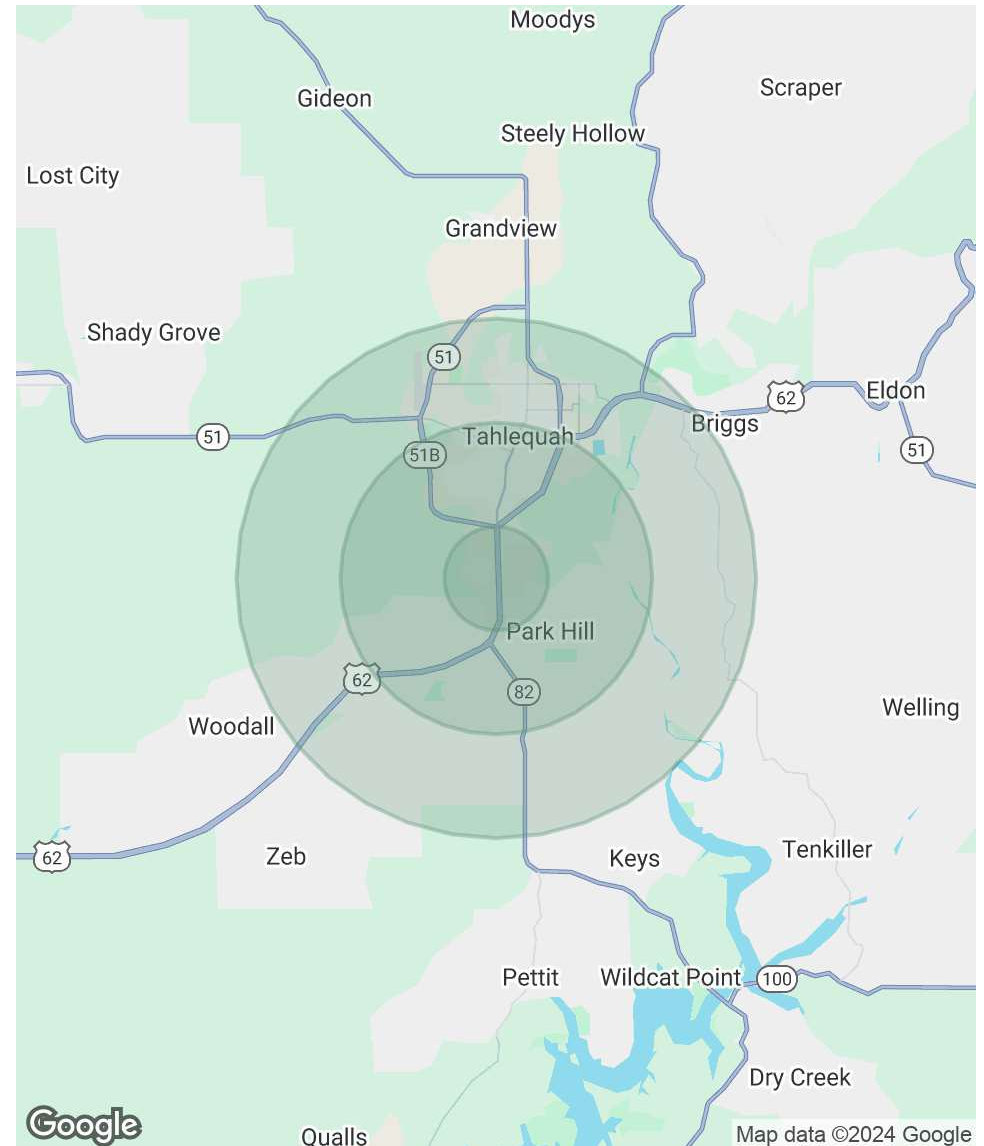
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## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,349	13,663	24,075
Average Age	38	39	37
Average Age (Male)	37	37	36
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	910	5,314	9,224
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$81,205	\$73,075	\$70,056
Average House Value	\$218,217	\$203,828	\$194,772

Demographics data derived from AlphaMap



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