

FOR LEASING INQUIRIES:

DAVID SWEZEY

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# NORTH POINTE SHOPPING CENTER

2408 E SHAWNEE RD, MUSKOGEE, OK

30,330 SF  
Available

10,000-16,875 SF  
Available

Dental  
of Muskogee



SUBWAY

PRO NAILS

SCHWC



planet  
fitness



Ollie's *Bargain* OUTLET  
'GOOD STUFF CHEAP'

2 Outpads Available  
For Lease or Sale

1.78 Acres  
For Lease or Sale

VA



U.S. Department  
of Veterans Affairs

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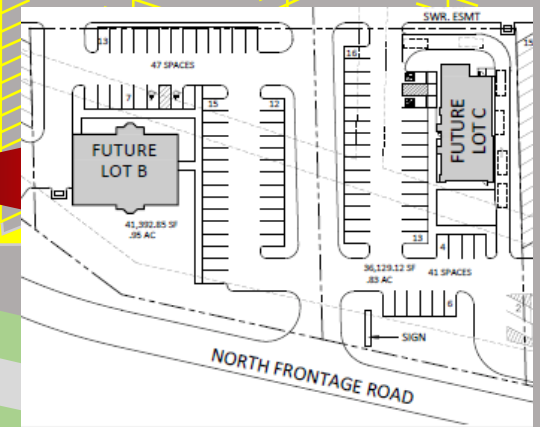


**York St. - 24,200 ADT**

(1) Dental Office 4,838 SF	(2) Little Caesar 1,212 SF	(3) AVAILABLE 30,330 SF
(4) Subway 1,261 SF	(5) Schulz Chiropractic 2,303 SF	(6) Fashion Nails 2,400 SF
(7) Quality Nutrition 1,200 SF	(8) AVAILABLE 10,000-16,875 SF	(10) Goodwill 28,081 SF
(11) Planet Fitness 17,600 SF	(12) Leased Warehouse 15,000 SF	(13) Ollie's 30,620 SF



Two Undeveloped  
Outlet Parcels For  
Lease or Sale



**E Shawnee Bypass - 17,600 ADT**

\*Site plan is a representation of the property with the number of units, parking spots and relative size of both. It does not show the absolute exact size of the units relative to the other spaces or the exact number of parking spots.





Planet Fitness  
Ranked  
**#7/22**  
Visits/Year  
In OK

Planet Fitness  
2023  
**401K**  
Visits/Year

Planet Fitness  
**+176%**  
Increased Visits  
Year-Over-  
Year/ 2023

Ollie's  
Ranked  
**#4/8**  
Visits/Year  
In OK

Ollie's  
2023  
**134K**  
Visits/Year

Ollie's  
**+21%**  
Increased Visits  
Year-Over-  
Year/ 2023



Expanded  
Twice Since '07  
**\$500k+**  
Spent on Space  
**10% County  
Are Veterans**

Little Caesars  
Ranked  
**#14/56**  
Visits/Year  
In OK

Little Caesars  
**+18%**  
Increased  
Visits Since  
2021



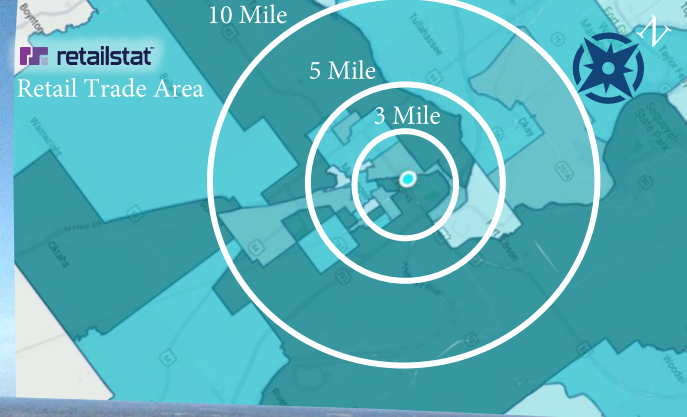
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LOCATION NAME	LOCATION SF	NAT'L RANK ↑	STATE RANK ↑	COUNTY RANK ↑	MSA RANK ↑	ZIP RANK ↑	20 MILES ↑	TOTAL VISITS	2022 %Δ	AVG FREQ
CURT'S CENT... 2200 East Sh... Muskogee, OK...	460.5K	14081 of 43088	92 of 396	2 of 6	19 of 100	1 of 2	2 of 6	1.8M	5.54%	15.01



30,330 SF Available

10k-17k SF Available



2 Outpads Available  
For Lease or Sale

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30,330 SF Vacancy Upside

Little Caesars  
Ranked  
**#14/56**  
Visits/Year  
In OK

Little Caesars  
**+18%**  
Increased  
Visits Since  
2021



Available Space is a recently vacated  
Local Discount Grocery Store  
Owners Will Sell FFE to a New Grocer if  
Interested



30,330 SF Available

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#8 in OK  
#1 in 20 Miles



**BACONE COLLEGE**



**LOWE'S**

#143 in US  
#9 in OK



1.78 Acres  
Offered Separately

York Street VPDs  
24,200 (2022)  
14,800 (2019)  
13,800 (2018)



E Shawnee Bypass VPDs  
17,600 (2022)  
15,500 (2021)  
14,000 (2020)



**COMBINED 41,800 VPD**

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# Subject Property

PORT MUSKOGEE



Walmart



PETCO  
ROSS  
DOLLAR TREE  
GameStop  
CATO  
SALLY

CURT'S CENTER  
DOLLAR GENERAL  
BIG LOTS!  
FACTORY CONNECTION  
HARBOR FREIGHT  
HOBBY LOBBY  
Dunham's

QuikTrip

BACONE COLLEGE

Muskogee Golf Club

Connors State College

Muskogee High School

62

25,000 ADT

17,600 ADT

TRACTOR SUPPLY CO  
Chick-fil-A

TJ-maxx  
HIBBETT  
GNC  
five BELOW  
KAY

AutoZone  
O'Reilly  
Arbys  
Valvoline  
Red Lobster

ACME

MUSKOGEE PLANT

LOWE'S

Arkansas River

351

North York St. - 24,200 ADT

Muskogee Turnpike - 24,000 ADT

ARROWHEAD MALL  
Office DEPOT  
DOLLAR TREE  
SUBWAY  
UNITED STATES POSTAL SERVICE

Muskogee Civic Center

Tony Goetz Elementary School

VA

Muskogee Junior High School

Walgreens  
ACE Hardware  
O'Reilly  
Casey's  
AT&T

Georgia-Pacific





# DEMOGRAPHICS OVERVIEW

POPULATION	1 Miles	3 Miles	5 Miles
➤ Projected (2028)			
Total Population	5,952	31,082	39,437
➤ Estimated (2023)			
Total Population	5,917	32,435	40,500
➤ Census (2010)			
Total Population	6,061	33,841	41,922
➤ Current Daytime Population			
Total Population	4,860	25,859	32,297
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
➤ Projected (2028)			
Total Households	1,993	11,323	14,519
➤ Estimated (2023)			
Total Households	2,017	12,094	15,240
➤ Census (2010)			
Total Households	2,185	13,544	16,759
➤ Occupied Units			
2023 Estimates	2,623	14,502	18,107
2023 Est. Owner-Occupied	46.2%	51.7%	52.6%
2023 Est. Renter-Occupied	30.7%	31.7%	31.6%
2023 Est. Vacant Housing	23.1%	16.6%	15.8%
HOUSEHOLDS INCOME	1 Miles	3 Miles	5 Miles
➤ Estimated (2023)			
\$200,000 or More	2.0%	2.0%	3.0%
\$150,000 - \$199,999	2.2%	3.2%	4.4%
\$100,000 - \$149,999	6.3%	10.1%	11.2%
\$75,000 - \$99,999	7.8%	9.7%	9.8%
\$50,000 - \$74,999	11.7%	16.7%	16.3%
\$35,000 - \$49,999	13.5%	15.6%	15.7%
\$25,000 - \$34,999	13.3%	12.4%	12.4%
\$15,000 - \$24,999	16.2%	11.6%	10.8%
Average Household Income	\$50,388	\$69,654	\$74,054
Median Household Income	\$31,246	\$43,840	\$47,833
Per Capita Income	\$18,025	\$26,314	\$28,163

CONSUMER EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$88.61 M	\$660.77 M	\$868.47 M
➤ Consumer Expenditure Top 10 Categories			
Apparel	\$3.08 M	\$22.91 M	\$30.19 M
Contributions, Gifts	\$4.68 M	\$35.65 M	\$47.51 M
Education, Reading	\$2.66 M	\$19.6 M	\$26.22 M
Entertainment	\$4.81 M	\$36.33 M	\$48.04 M
Food, Beverages, Tobacco	\$13.96 M	\$103.27 M	\$135.12 M
Furnishings, Equipment	\$2.98 M	\$22.61 M	\$29.9 M
Health Care, Insurance	\$8.25 M	\$61.83 M	\$81 M
Household Operations, Shelter, Utilities	\$29.5 M	\$217.56 M	\$285 M
Miscellaneous Expenses	\$1.65 M	\$12.42 M	\$16.35 M
Personal Care	\$1.18 M	\$8.86 M	\$11.65 M
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
➤ Population By Age			
2023 Estimate Total Population	5,917	32,435	40,500
Under 10	10.9%	12.7%	12.7%
10 to 19 Years	11.4%	12.1%	12.2%
20 to 29 Years	17.9%	15.4%	14.8%
30 to 44 Years	22.4%	19.4%	19.3%
45 to 59 Years	19.0%	16.9%	17.2%
60 to 74 Years	13.6%	15.6%	16.2%
Age 75+	5.0%	7.8%	7.6%
Median Age	35.4	36.7	37.1
➤ Population 25+ by Education Level			
2023 Estimate Population Age 25+	4,043	21,764	27,220
Elementary (0-8)	7.8%	4.5%	3.9%
Some High School (9-11)	14.1%	10.3%	9.7%
High School Graduate (12)	39.6%	34.9%	33.6%
Some College (13-15)	17.4%	20.0%	19.8%
Associate Degree Only	9.1%	10.6%	10.9%
Bachelors Degree Only	8.9%	14.1%	15.3%
Graduate Degree	3.0%	5.6%	6.8%



## OVERVIEW

Muskogee, Oklahoma has a diverse economic landscape. The city is known for its role in transportation, healthcare, and manufacturing. Muskogee is home to the Port of Muskogee, which plays a crucial role in the region's transportation and trade activities, particularly for agricultural and industrial goods. The healthcare sector is also significant, with several hospitals and medical facilities serving the community. Doing business in Muskogee means companies & property owners can take advantage of its central location, close proximity to major cities like Tulsa & Oklahoma City all while experiencing one of lowest cost of living and tax burdens in America.



### ELECTRIC CARS & BATTERIES

Recently named the #1 EV-friendly state, Oklahoma is determined to take the leading role in the evolution to electric vehicle manufacturing in America. With its large manufacturing base, low business and energy costs and close proximity to the "Canoo" 400-acre OEM EV mega-manufacturing facility, Muskogee is well-positioned to become a destination for electrical vehicle suppliers and battery producers.



### INDUSTRIAL BASE

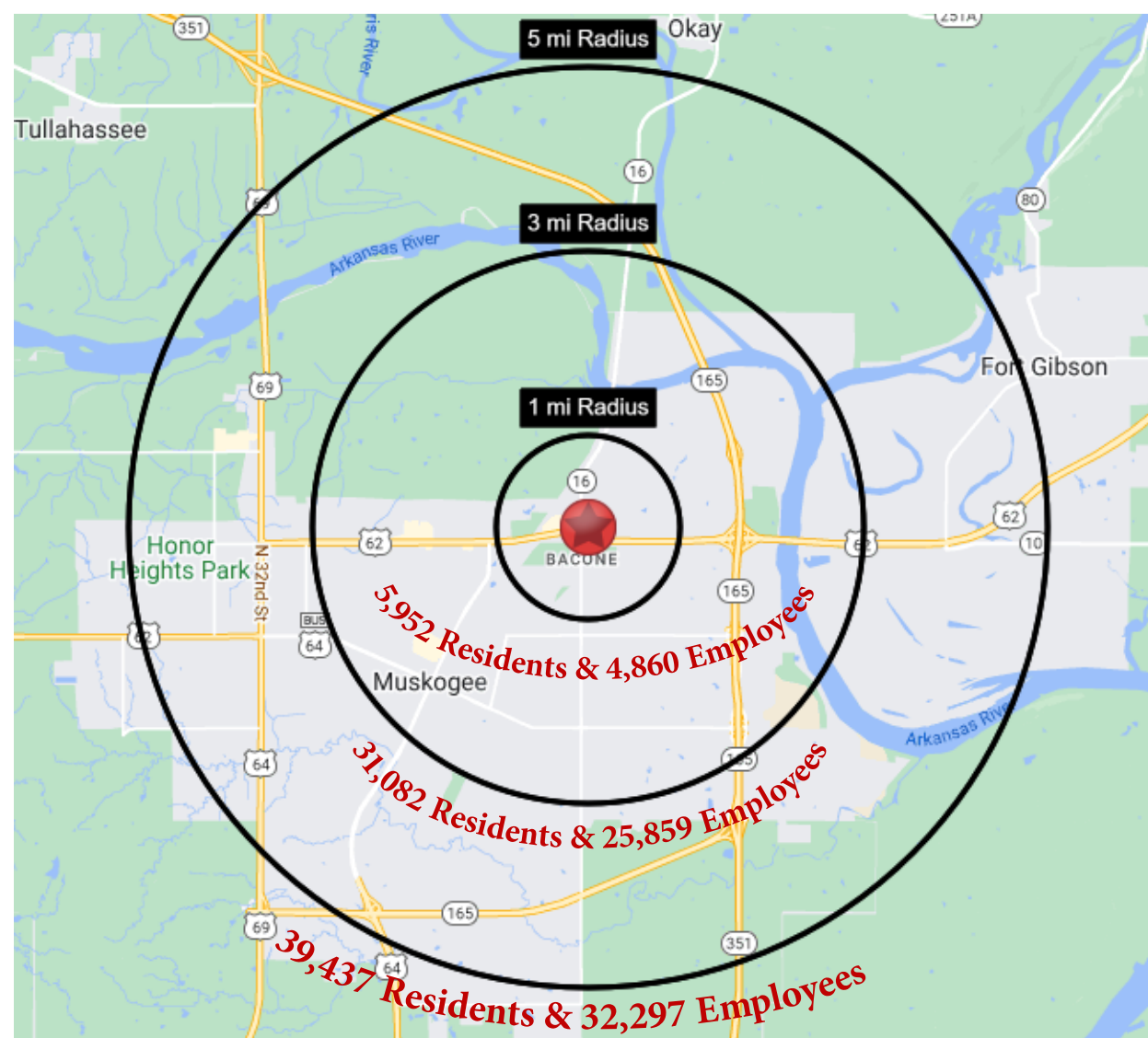
Muskogee is ideally situated to meet the needs of OEMs and part supplier manufacturers, due to its central location, low business costs, right-to-work status, high-achieving schools and dependable, skilled workforce. Located within the Northeast Oklahoma Automotive Corridor, Muskogee is anchored by an existing network of automotive manufacturers and surrounded by thousands of acres of developable industrial land.



### MANUFACTURING

Manufacturing is another key economic driver, with industries such as aerospace, food processing, and metal fabrication contributing to the local economy. Major employers in the city are Georgia-Pacific, Dal-Tile Manufacturing & Muskogee Regional Medical Center.

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



<b>513,200+</b> Oklahomans Employed within the Region	<b>238,000+</b> Oklahomans with an Associates Degree or Higher within 60 Miles
<b>2,140+</b> Post-Secondary Programs Offered within 60 Miles	<b>13,800+</b> Post-Secondary Completions Annually within 60 Miles