

1294 E. DOWNING ST.

1294 E. DOWNING ST. , TAHLEQUAH, OK 74464



PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the vibrant community surrounding 1294 E. Downing St. in Tahlequah, OK, creating an enticing destination for Retail/Strip Center tenants. Situated near the charming downtown area, this location offers easy access to a variety of shopping, dining, and entertainment options, including the bustling Tahlequah Towne South Shopping Center and the historic Cherokee National Supreme Court Museum. Explore the rich cultural heritage and engage with the local community at events like the Red Fern Festival, celebrating the acclaimed novel "Where the Red Fern Grows." With its scenic natural surroundings and strong sense of community, Tahlequah presents an ideal opportunity for retailers to establish a vibrant presence in a prime commercial location.

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	3
Available SF:	4,000 SF
Building Size:	6,808 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,722	7,683	9,551
Total Population	4,514	17,728	22,240
Average HH Income	\$44,443	\$43,858	\$45,133

PROPERTY HIGHLIGHTS

- Versatile layout suitable for various retail or commercial uses
- Ample parking for customers and employees
- High visibility for maximum exposure
- Modern amenities and infrastructure for operational efficiency

Presented By:

Legacy Commercial Property
847.904.9200
info@legacyp.com

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ADDITIONAL PHOTOS



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 **LEGACY**
COMMERCIAL PROPERTY
209 Powell Place
Brentwood, TN 37027
<http://legacyp.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,000 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1294 E Downing St	Hanger Prosthetics & Ortho	1,890 SF	NNN	-	-
1294 E Downing St	Simple Simons Pizza / KRDA Inc	918 SF	NNN	-	-
1294 E Downing St	Available	4,000 SF	NNN	Contact Broker for Pricing	-

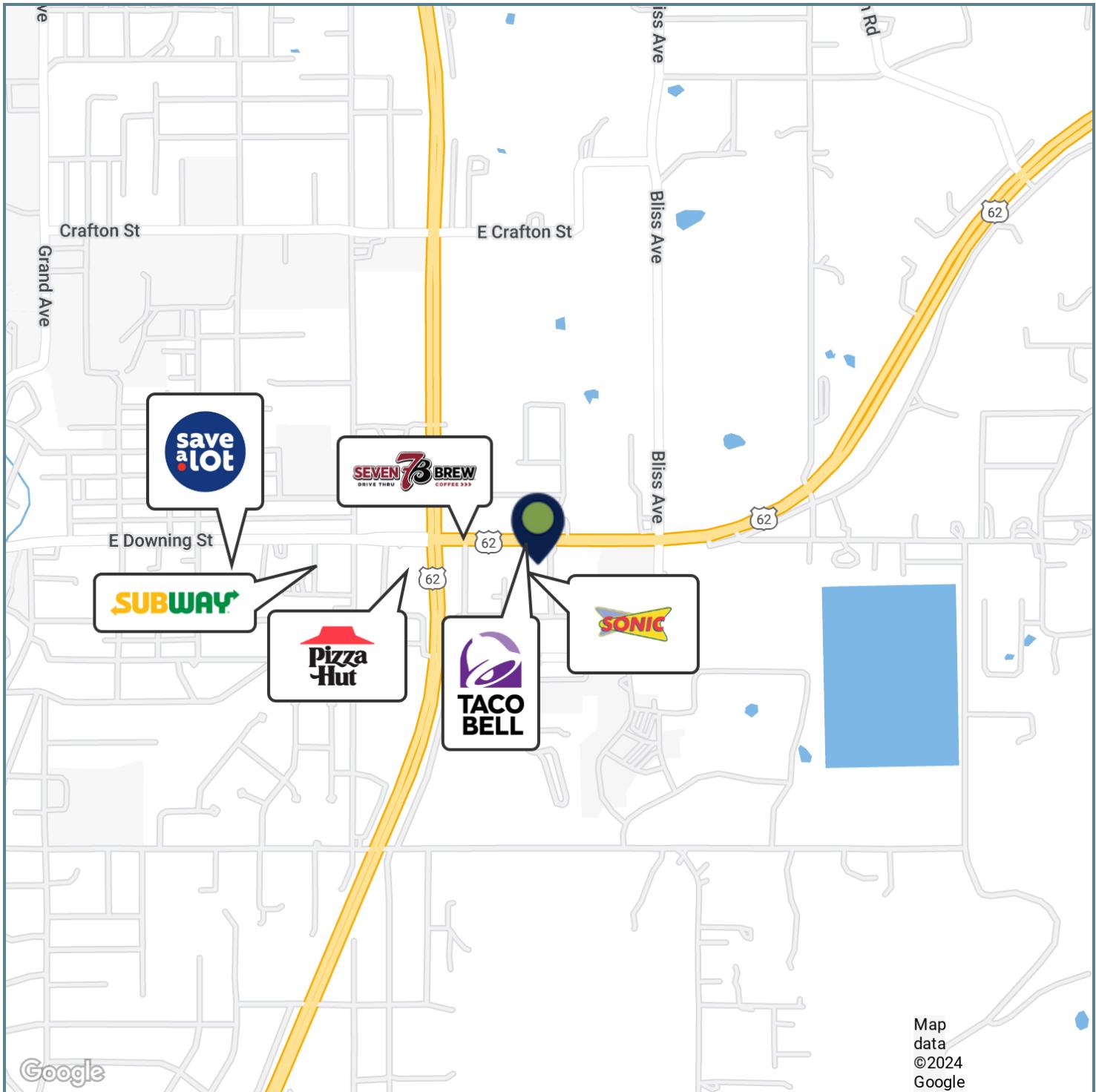
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RETAILER MAP



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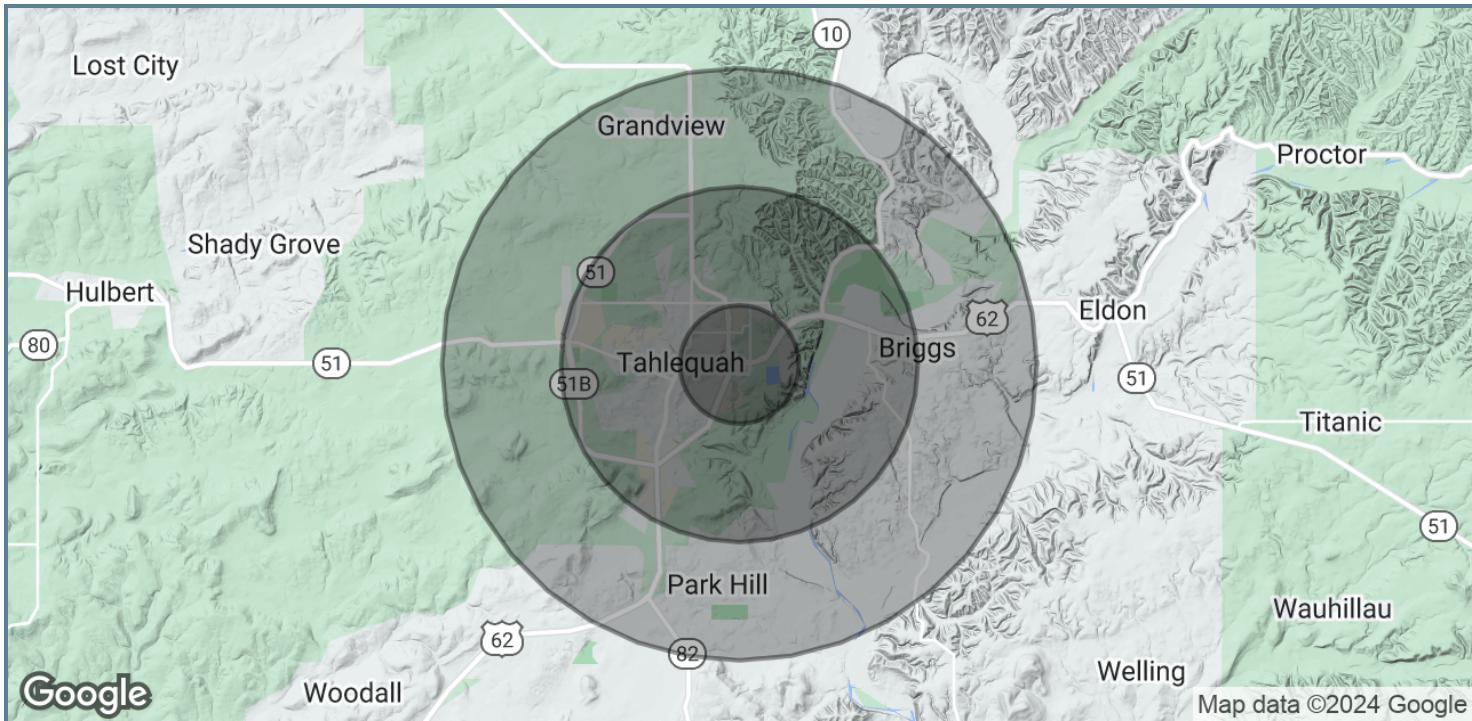
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,514	17,728	22,240
Average Age	31.3	35.0	35.2
Average Age (Male)	33.7	33.6	33.9
Average Age (Female)	28.4	34.9	35.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,722	7,683	9,551
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$44,443	\$43,858	\$45,133
Average House Value	\$154,569	\$140,723	\$141,320

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



CVS pharmacy®



T-Mobile • **StateFarm**®



DUNKIN'



KeyBank

Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

