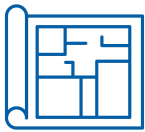


RETAIL FOR LEASE | WALMART PLAZA

403-409 Daisy Dr. Tahlequah 74464

WIGGIN
PROPERTIES, LLC



1,200-4,800

Available SF



\$14-16 PSF
+NNN

Lease Rate



Retail

Property Type



HIGHLIGHTS

- ✓ Shadow-anchored by Walmart Supercenter.
- ✓ Near Northeastern State University and the headquarters of the Cherokee Nation.
- ✓ Center traffic generators include Dollar Tree, Tractor Supply, Hibbett Sports, Lowe's, and Walmart.
- ✓ Easy access from Hwy 51 & Hwy 62/Muskogee Ave
- ✓ Abundant Parking | Traffic Count: 16,500 cpd ('21) - State Hwy 151

AREA DEMOGRAPHICS

	2024	1 Mile	3 Miles	5 Miles
Population		9,038	28,167	35,564
Median HH Income		\$55,748	\$49,179	\$52,828
Total Households		3,866	10,764	13,824

Grant Stewart, CCIM

Executive VP

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gstewart@wigginprop.com

Vicki Patterson, CCIM

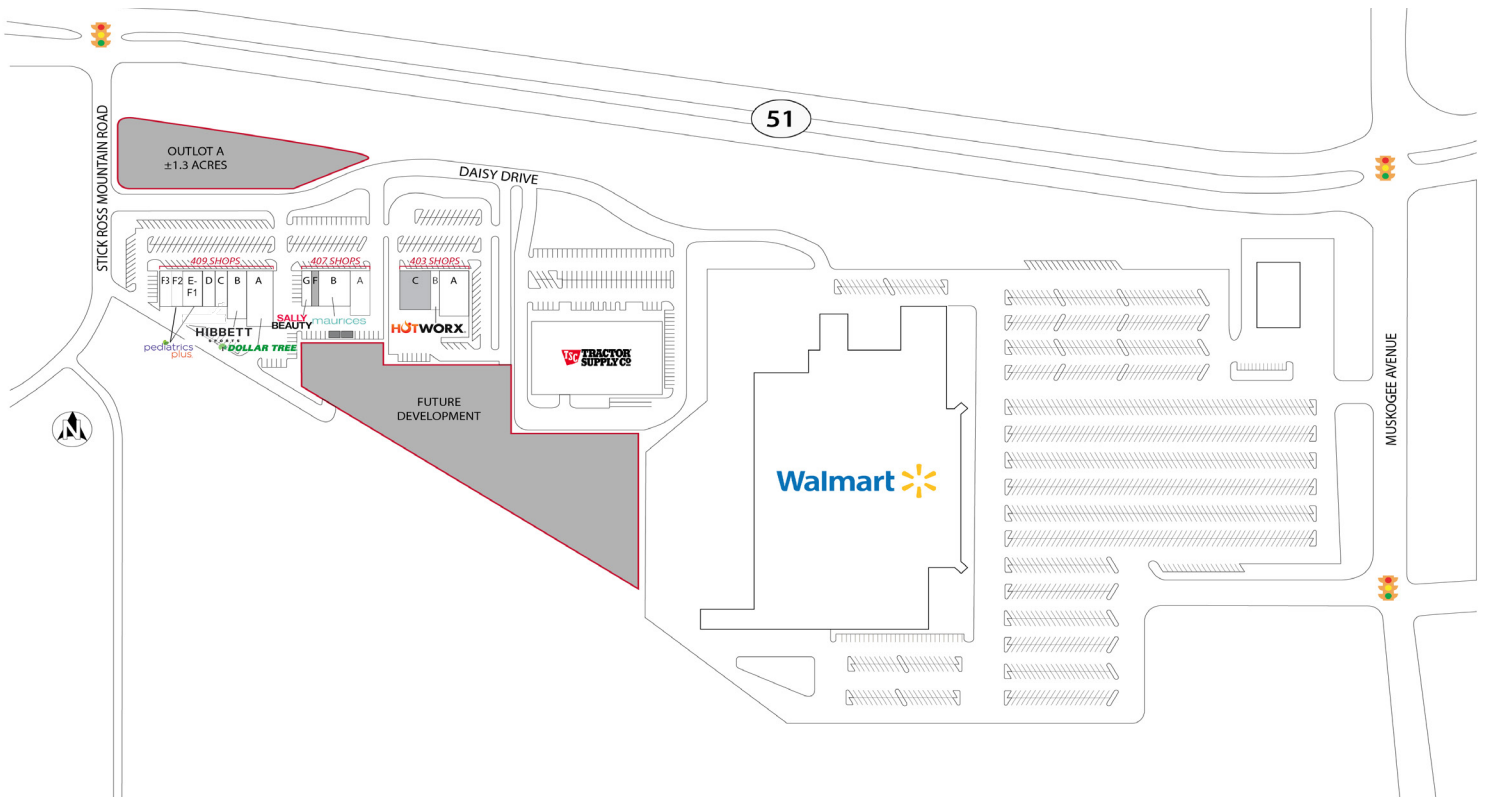
VP of Brokerage

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409 SHOPS

Unit	Tenant	RSF
409-A	Dollar Tree	7,980
409-B	Hibbett Sports	4,409
409-C	VACANT	1,280
409-D	Check Into Cash	1,600
409-E-F1	Pediatrics Plus	2,430
409-F2	Pediatrics Plus	1,258
409-F3	Excel Therapy Specialists	2,400

407 SHOPS

Unit	Tenant	RSF
407-A	Work Ready OK	4,000
407-B	Maurices	5,200
407-F	VACANT	1,200
407-G	Sally Beauty	1,600

403 SHOPS

Unit	Tenant	RSF
403-A	New China Super Buffet	6,000
403-B	HOTWORX	1,600
403-C	VACANT	4,800

FUTURE DEVELOPMENT

Unit	Tenant	Size
A	OUTLOT AVAILABLE FUTURE DEVELOPMENT	± 1.3 AC MAX 20,000 SF

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