

2525 MILT PHILLIPS AVE.

2525 MILT PHILLIPS AVE., SEMINOLE, OK 74868

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse yourself in the dynamic community surrounding the area at 2525 Milt Phillips Ave. in Seminole, OK, creating an inviting destination for Retail/Strip Center tenants. Located near the bustling downtown area, this prime location offers easy access to various shopping, dining, and entertainment options, including the Seminole Plaza Shopping Center and the historic Mekusukey Mission. Explore the region's rich cultural heritage and engage with the local community at events like the Seminole Nation Days Festival, celebrating the area's vibrant history and traditions. With its strong sense of community and convenient access to amenities, Seminole presents an ideal opportunity for retailers to establish a dynamic presence in a thriving commercial location.

PROPERTY HIGHLIGHTS

- High visibility for maximum exposure
- Ample parking for customers and employees
- Professional property management for tenant support

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	2
Available SF:	4,562 SF
Building Size:	6,082 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	791	3,147	4,035
Total Population	1,623	6,892	9,050
Average HH Income	\$46,611	\$38,938	\$41,290

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
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PLANS



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	4,562 SF

Lease Term:	Negotiable
Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2525 N Milt Phillips Ave	Elite Cannabis	1,520 SF	NNN	-	-
2525 N Milt Phillips Ave	Available	4,562 SF	NNN	Contact Broker for Pricing	-

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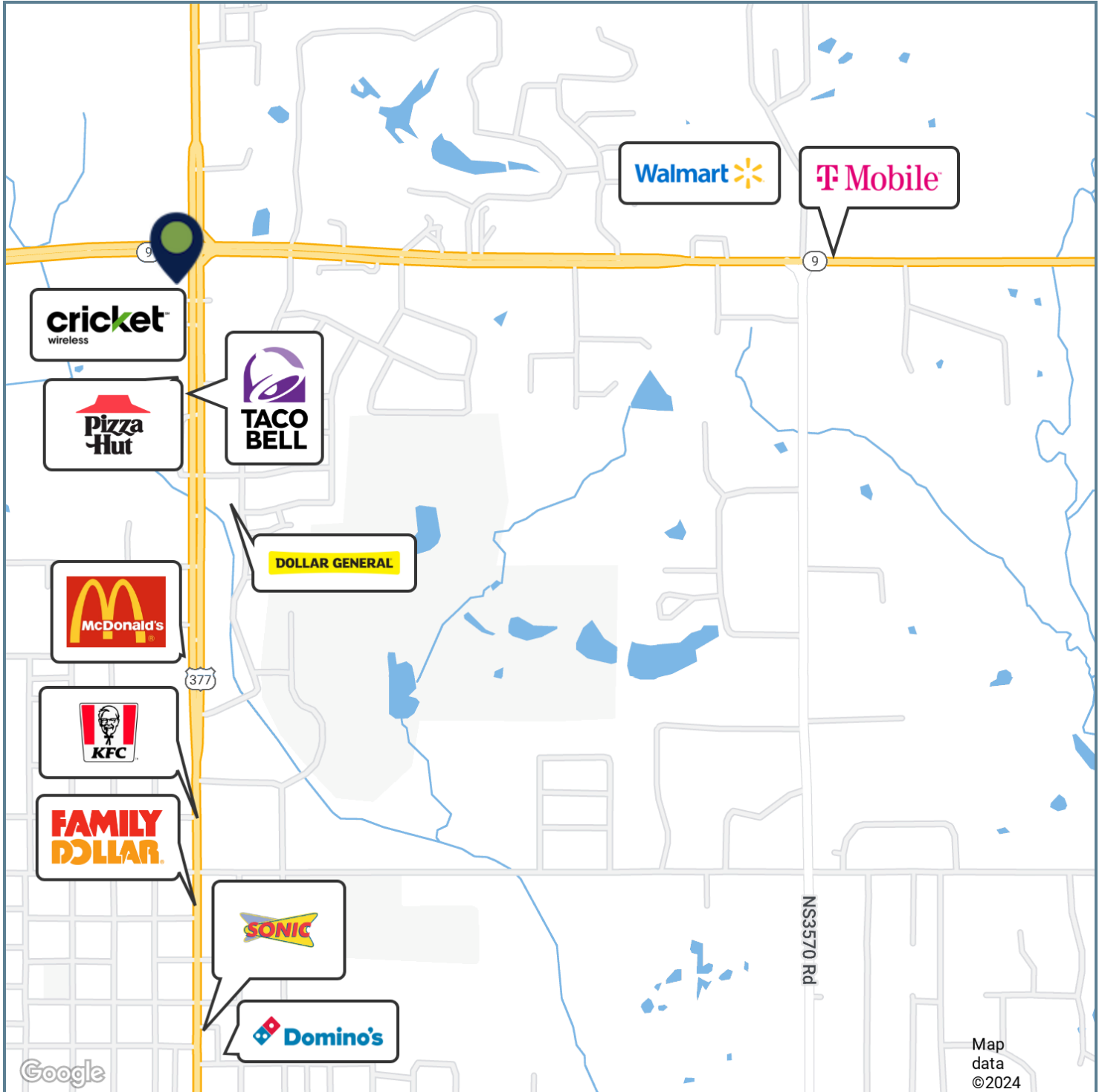
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RETAILER MAP



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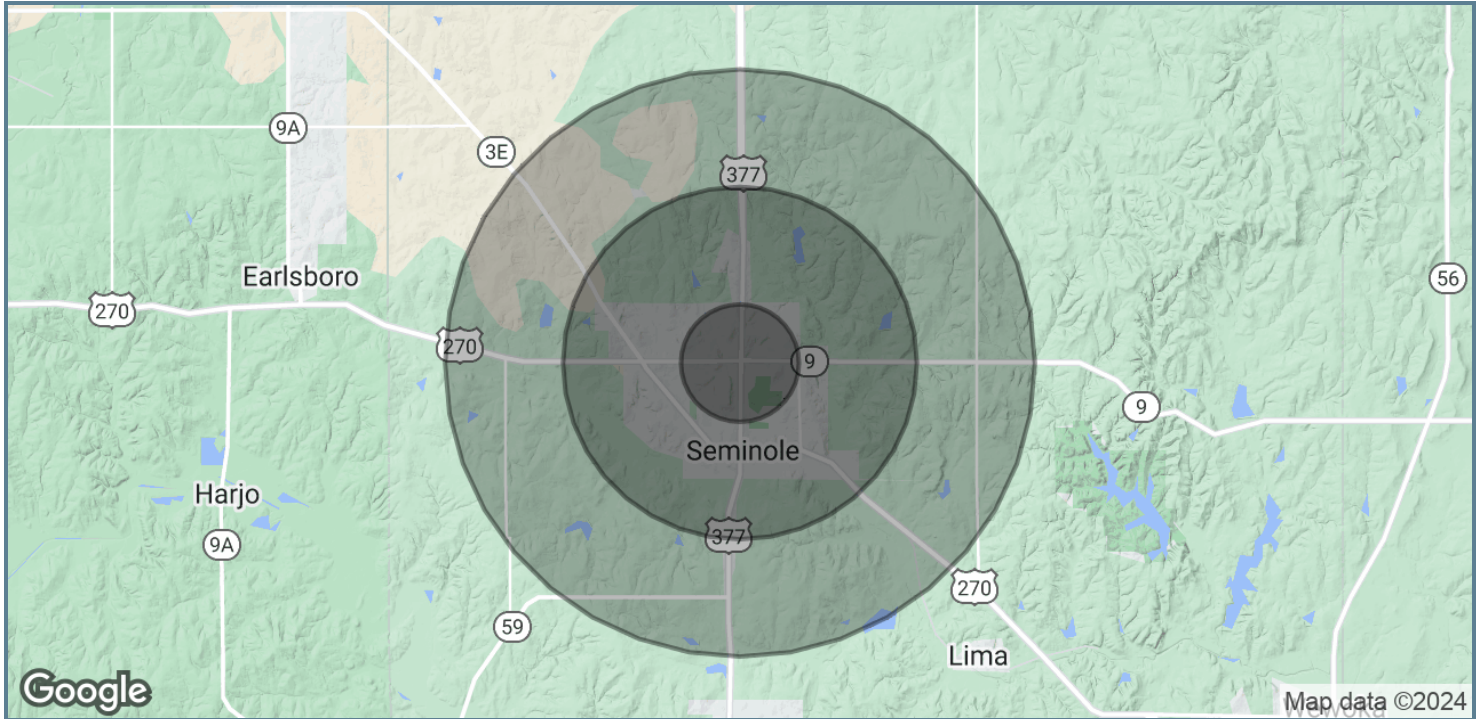
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,623	6,892	9,050
Average Age	36.4	35.8	37.2
Average Age (Male)	34.7	34.2	35.9
Average Age (Female)	36.8	36.7	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	791	3,147	4,035
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$46,611	\$38,938	\$41,290
Average House Value	\$84,796	\$67,344	\$73,172

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



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.

