

# 108 N. MILL ST.

108 N. MILL ST., PRYOR, OK 74361

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Nestled in the heart of Pryor, OK, the area surrounding 108 N. Mill St. offers a captivating opportunity for Retail/Strip Center tenants. A short distance from the property, the Pryor Creek Golf Course provides a picturesque setting for leisure and recreation, while nearby Whitaker Park offers a serene escape for outdoor enthusiasts. Embrace Pryor's vibrant community spirit at local events such as the "Mayes County Fair," fostering strong connections with residents and visitors alike. The area's strategic location and close-knit community make it an ideal choice for businesses seeking to establish a dynamic presence in a thriving commercial hub. With its array of amenities and strong community ties, this location presents an enviable opportunity for retailers to engage with a supportive local market.

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	3
Available SF:	1,100 - 4,030 SF
Building Size:	6,230 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,529	4,803	5,915
Total Population	3,320	10,591	13,107
Average HH Income	\$39,862	\$52,223	\$54,746

### PROPERTY HIGHLIGHTS

- High visibility for maximum exposure
- Convenient access for customers and employees
- Professional property management for tenant support

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[ADDITIONAL PHOTOS](#)



Legacy Commercial Property

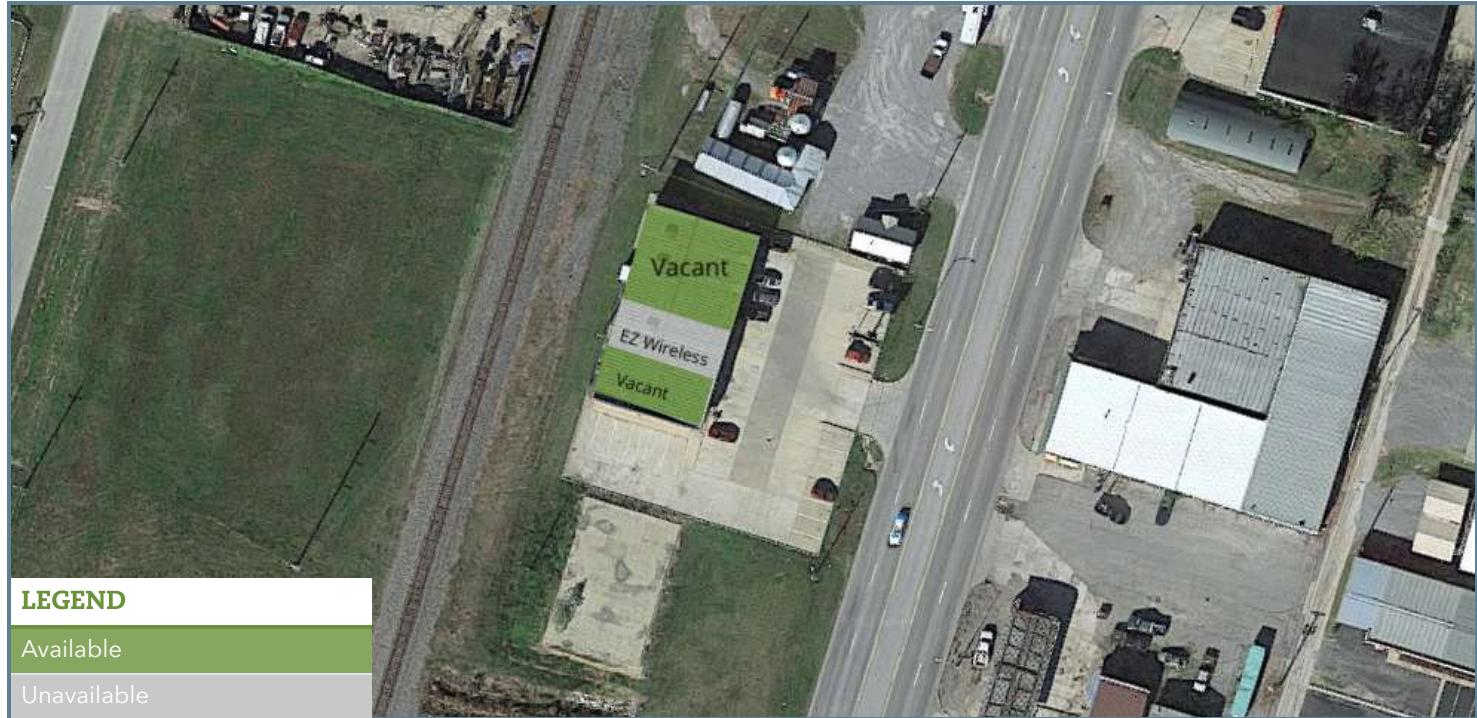
[info@legacypro.com](mailto:info@legacypro.com) | 615.610.0885

209 Powell Place, Brentwood, TN 37027

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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,100 - 4,030 SF	Lease Rate:	Contact Broker for Pricing

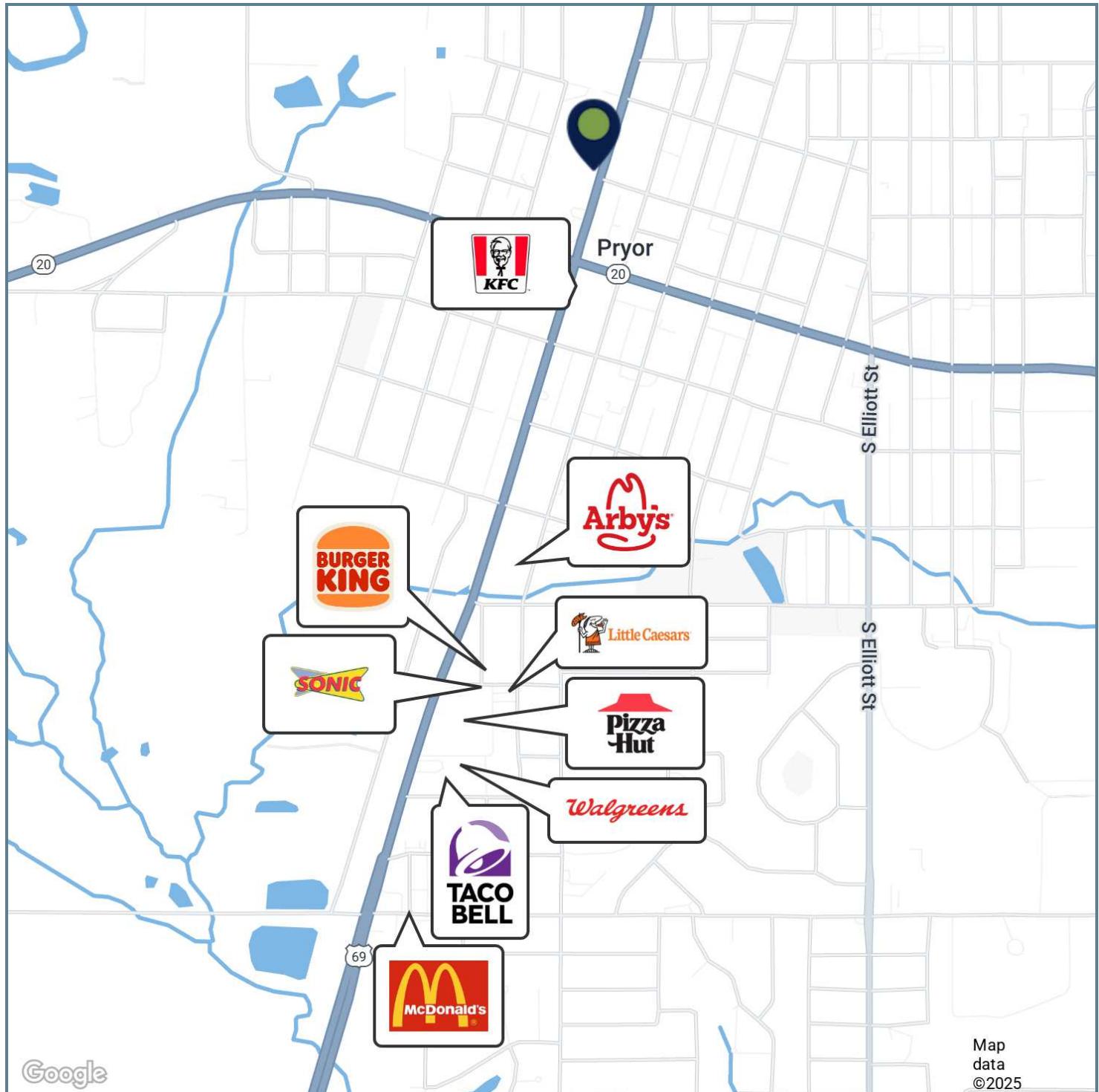
## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
108 N Mill St	Available	1,100 SF	NNN	Contact Broker for Pricing	-
108 N Mill St	Easy Wireless	1,100 SF	NNN	-	-
108 N Mill St	Available	1,500 - 4,030 SF	NNN	Contact Broker for Pricing	-

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## RETAILER MAP



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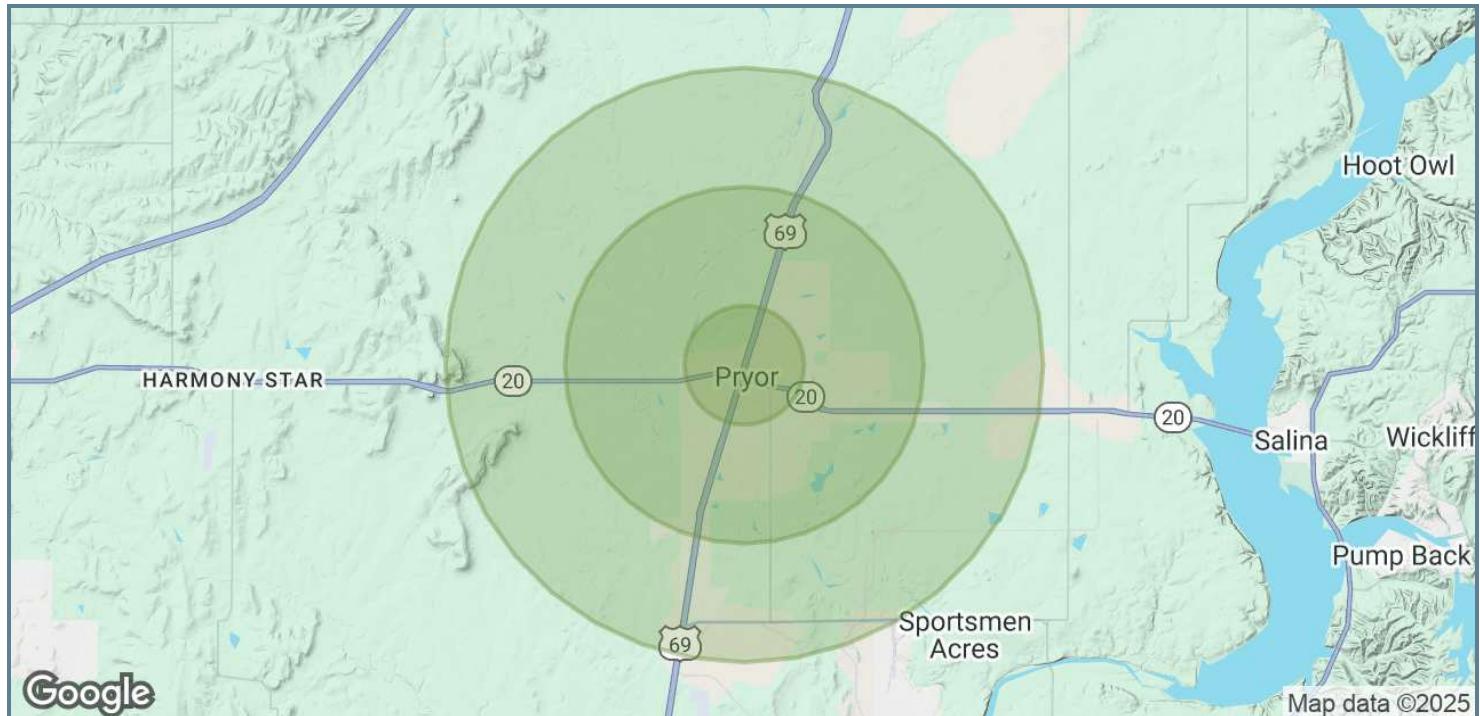
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,320	10,591	13,107
Average Age	38.8	36.6	37.5
Average Age (Male)	35.1	34.1	35.1
Average Age (Female)	45.8	40.4	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,529	4,803	5,915
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$39,862	\$52,223	\$54,746
Average House Value	\$88,917	\$114,656	\$130,914

2020 American Community Survey (ACS)



# 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**

**State Farm**



**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.

