



Location:

1900-2000 E. Cherokee Ave,
Sallisaw, Oklahoma 74955

Property Highlights:

The site is less than one mile from I-40, which oversees ±20,000 vehicles per day. Eastgate Shopping Center, anchored by Tractor Supply and Big Lots, is 41% occupied by six tenants. Other tenants include Communication Solutions, LLC, Family Billards, and Curvy Nails.

Sale Price:

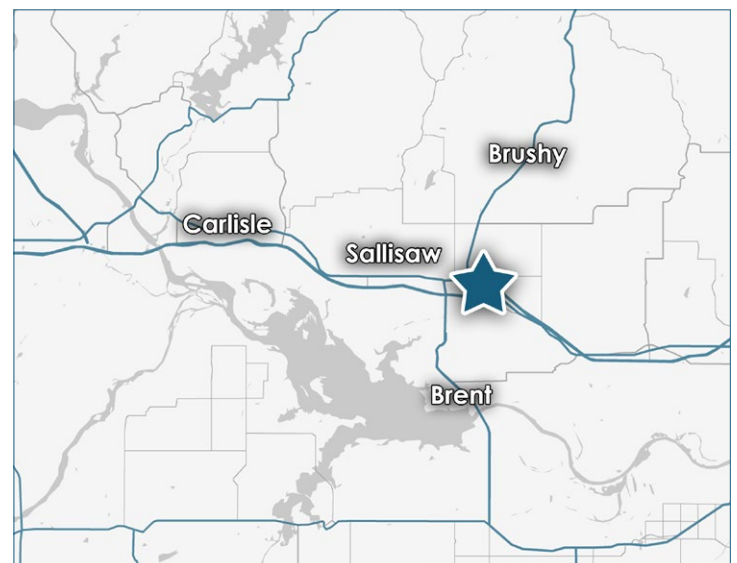
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Traffic Counts:

Cherokee Ave: 7,700 VPD ('20)
US-40: 19,600 VPD ('20)

Demographics:

	1 Mile	3 Miles	5 Miles
2022 Population	2,761	8,738	10,589
Daytime Population	2,391	9,925	11,251
Avg. HH Income	\$63,451	\$57,084	\$58,206



For More Information:

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Tenant A	Tractor Supply Co
Tenant B	Big Lots
Tenant C	3,645 SF
Tenant D	1,930 SF
Tenant E	2,990 SF
Tenant F	Communication Solutions, LLC
Tenant G	1,890 SF
Tenant H	Family Billiards
Tenant I	Curvy Nails
Tenant J	C-Store
Tenant K	995 SF
Tenant L	1,345 SF

 AVAILABLE







