

# SHOP SPACE FOR LEASE

3409-3415 Chandler Road, Muskogee, OK

918-481-8888

[www.walmancommercial.com](http://www.walmancommercial.com)



**Only 2 spaces remaining!  
Motivated Landlord!**

- Co-Tenants include Perry Agency, Uniquely You, Vapor Maven, and Integrity Staffing.
- Great visibility to Chandler.
- 1,140 SF & 1,254 SF available.
- Great location for medical, office, florist, restaurant, or retail use.
- Serves the east side of Muskogee with Homeland just down the street.
- 3 or 5 year leases available.

## DEMOGRAPHICS

MILE RADIUS	1	3	5
Population:	8,497	24,802	37,391
Households:	3,698	10,167	15,415
Avg. Income:	\$71,514	\$67,897	\$67,247

Traffic Counts: Chandler Rd. — 12,700 vpd



7060 S. Yale Ave.  
Suite 900  
Tulsa, OK 74136  
Tel: 918.481.8888  
Fax: 918.481.8866

All statements herein are for informational purposes only and are believed to be reliable; however, no warranty or representation is made to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

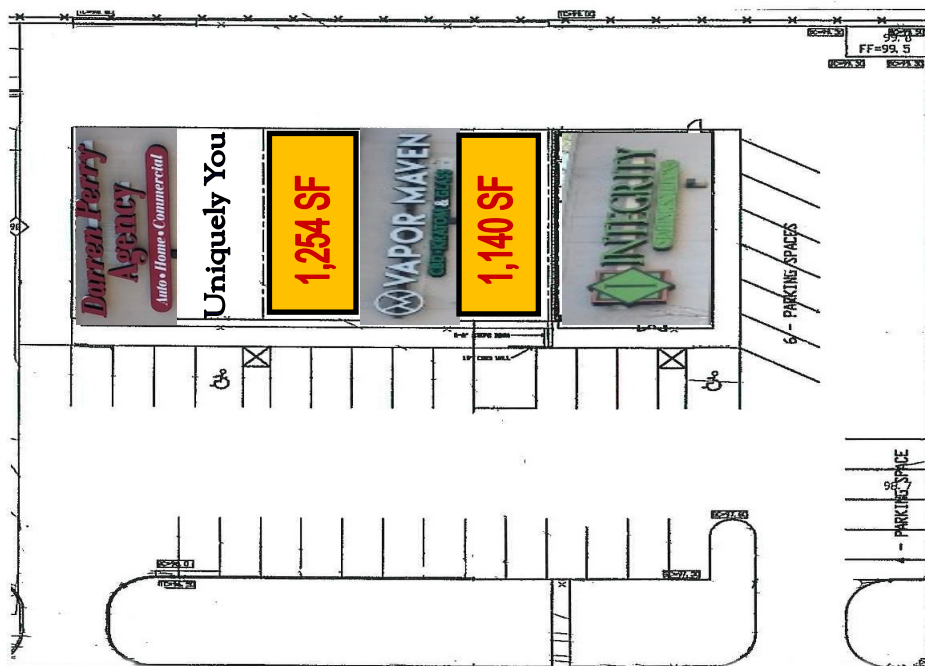
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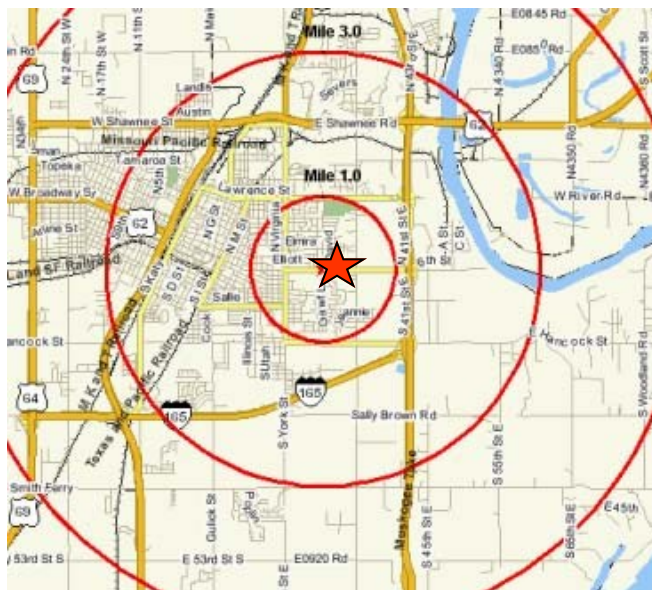
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3405 - 3423 Chandler Road, Muskogee, OK



Chandler Road



**Community Shopping  
Center with easy access  
to Muskogee Turnpike  
and Downtown.**



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