

# SHOP SPACE FOR LEASE

3409-3415 Chandler Road, Muskogee, OK

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

918-481-8888



**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

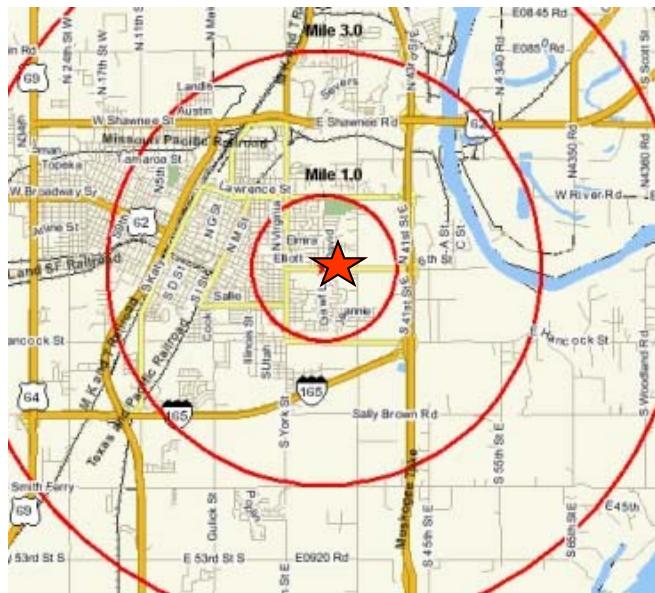
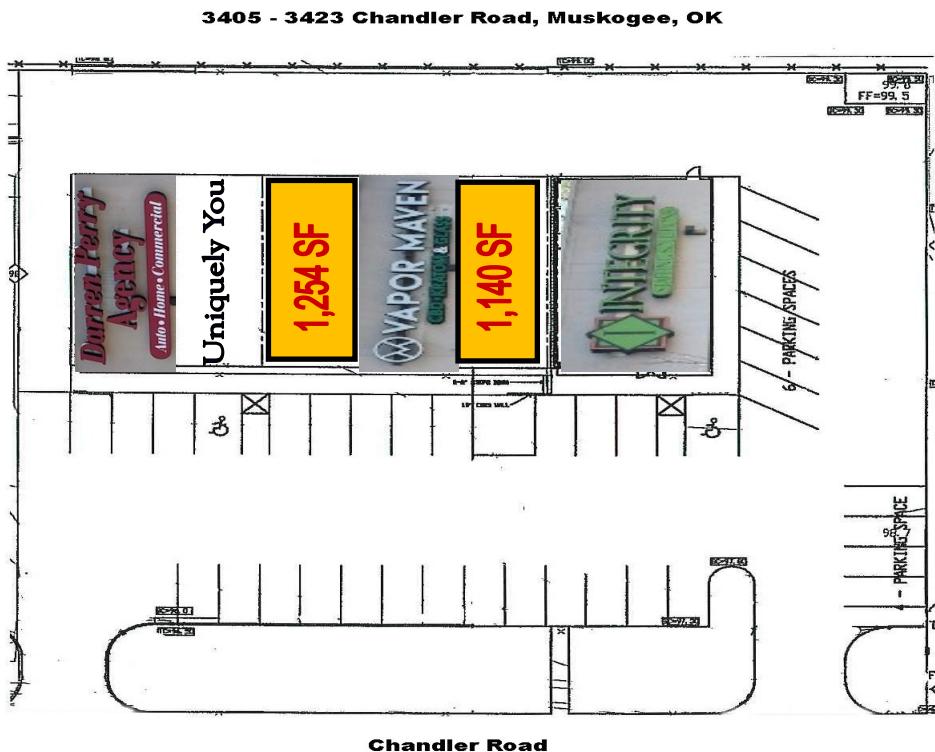
All statements herein are for informational purposes only and are believed to be reliable; however, no warranty or representation is made to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

# FOR LEASE

3409-3415 Chandler Road, Muskogee, OK

918-481-8888

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



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

  
**WALMAN**  
COMMERCIAL  
REAL ESTATE SERVICES

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.