



Property Description

Position your business on high-visibility N Main Street in Muskogee, OK at this versatile property with strong frontage and easy access. The property offers monument signage, a flexible layout, and ample on-site parking potential. Ideal for a wide range of retail, service, or showroom users looking for exposure, convenience, and scale in a proven commercial corridor.

Property Highlights

- Monument Signage Available
- Retail Showroom, Flex Space
- Ability to combine +/-13,000 SF
- Two (2) Restrooms
- 6' x 10' Overhead Door
- Two (2) Curb Cuts
- CI Zoning

Offering Summary

LEASE RATE:

RETAIL SHOWROOM

\$11 PSF NNN

WAREHOUSE

\$6.50 PSF NNN

AVAILABLE SF:

Retail Showroom: +/- 4,500 SF;
Warehouse: +/- 8,500 SF

COMBINED:

+/-. 13,000 SF

BUILDING SIZE:

20,640 SF

Traffic Counts

N MAIN ST

17,222 VPD

W SHAWNEE ST

26,951 VPD

Lisa Brandes, RPA
VICE PRESIDENT

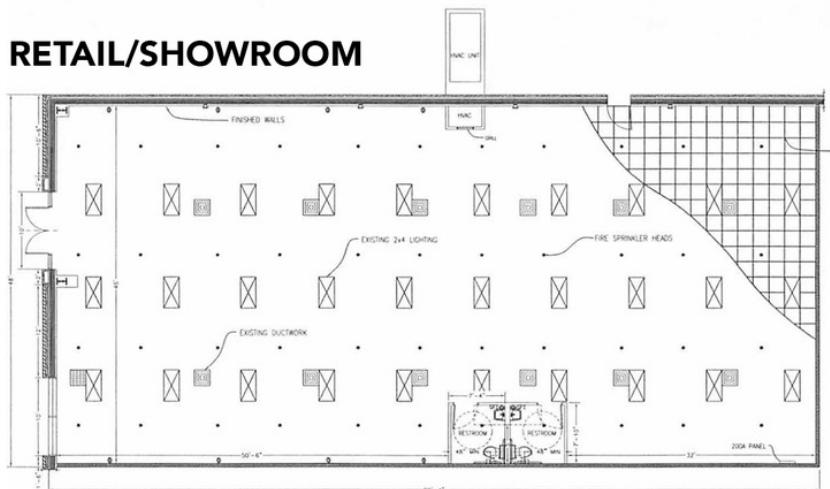
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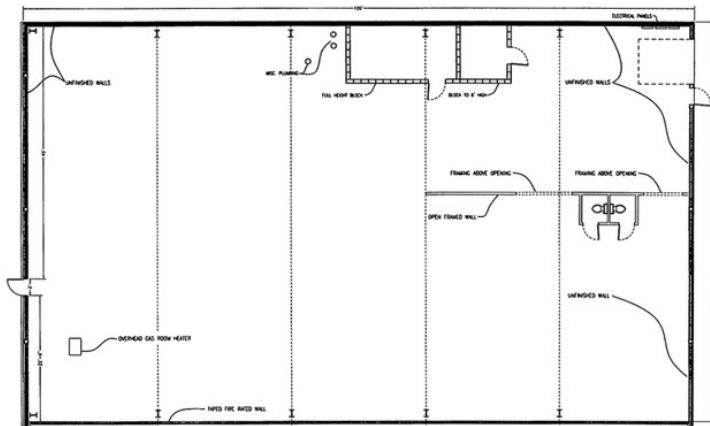
RETAIL/SHOWROOM



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WAREHOUSE



1906 N MAIN ST, MUSKOGEE, OK



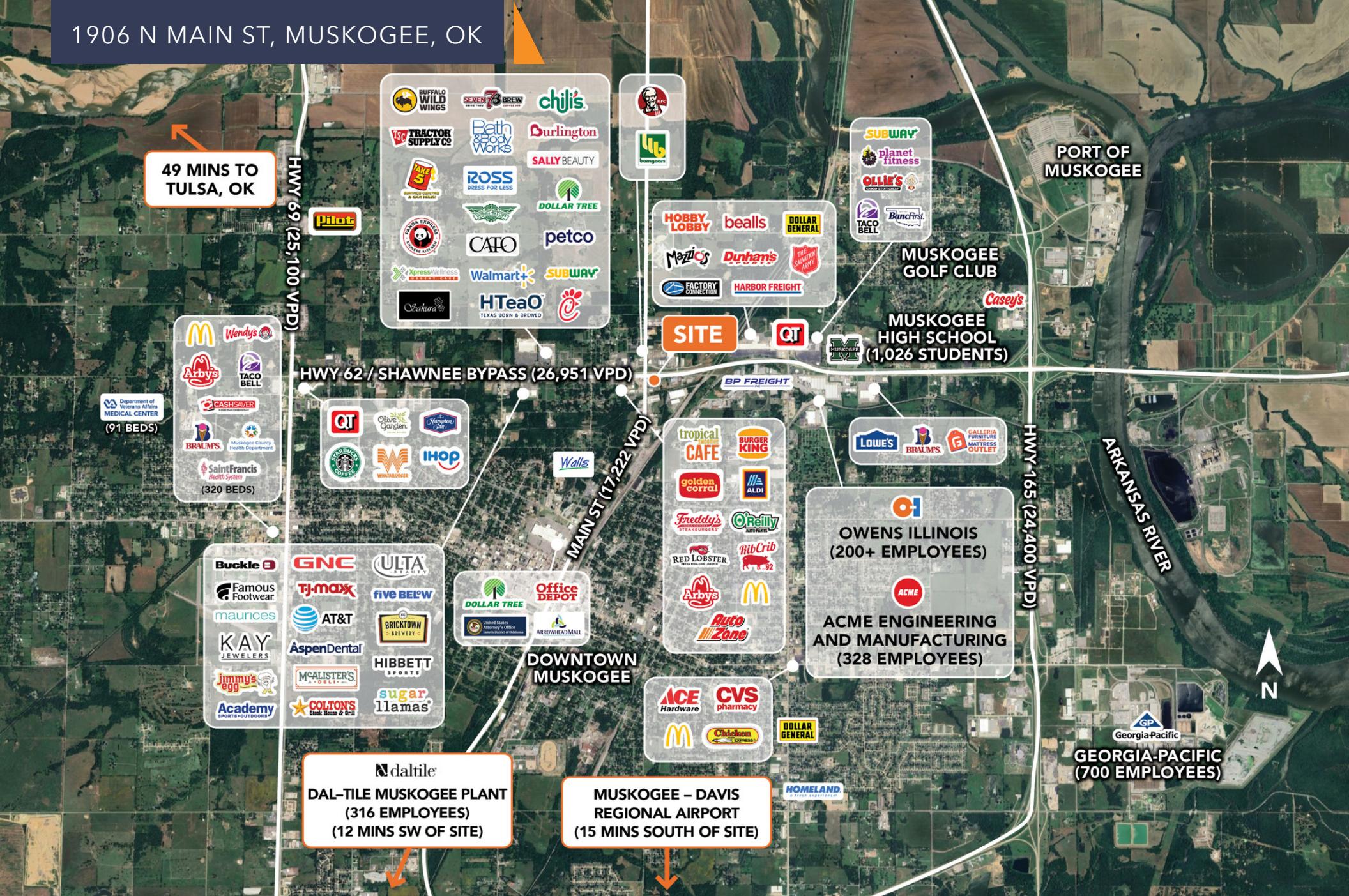
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 **LEGACY**
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