



### 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

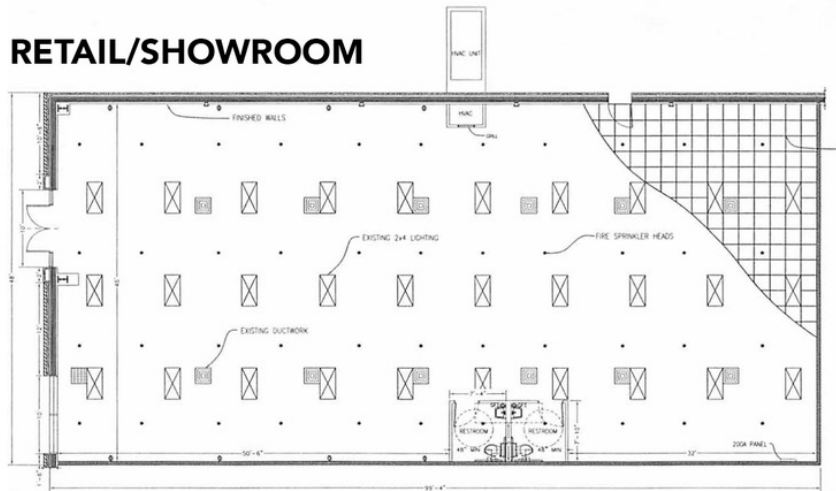
N MAIN ST	17,222 VPD
W SHAWNEE ST	26,951 VPD

Lisa Brandes, RPA  
VICE PRESIDENT  
918.978.6155  
Lisa@legacypadvisors.com

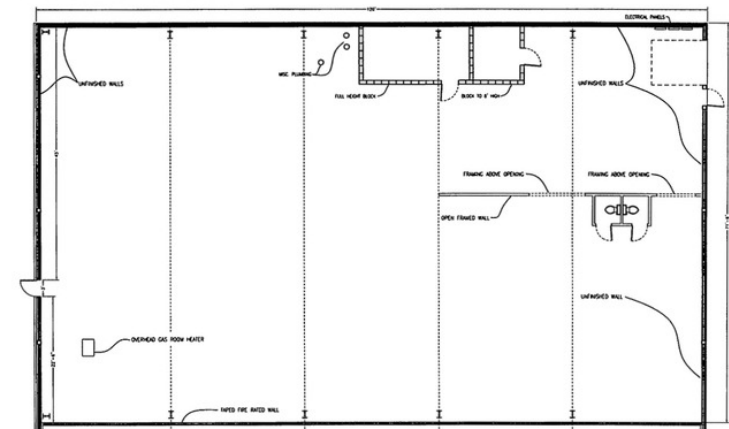
Aden Schmidt  
ASSOCIATE  
580.243.8619  
aden@legacypadvisors.com



## RETAIL/SHOWROOM



## WAREHOUSE



Lisa Brandes, RPA  
VICE PRESIDENT  
918.978.6155  
Lisa@legacypadvisors.com

Aden Schmidt  
ASSOCIATE  
580.243.8619  
aden@legacypadvisors.com



1906 N MAIN ST, MUSKOGEE, OK



HWY 62 / SHAWNEE BYPASS (26,951 VPD)



**SITE**

MAIN ST (17,222 VPD)



N YORK ST

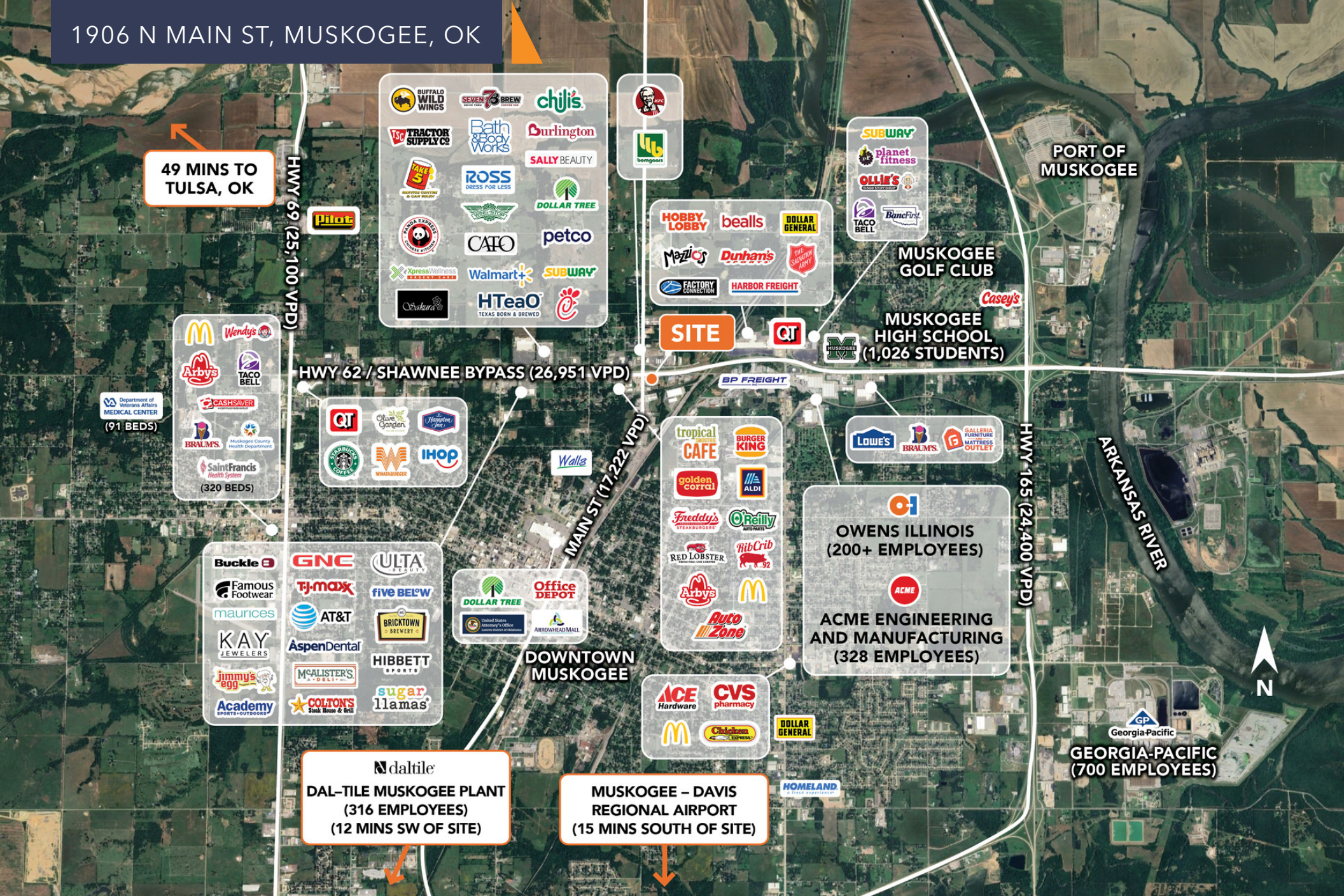
Lisa Brandes, RPA  
VICE PRESIDENT  
918.978.6155  
Lisa@legacypadvisors.com

Aden Schmidt  
ASSOCIATE  
580.243.8619  
aden@legacypadvisors.com





1906 N MAIN ST, MUSKOGEE, OK



Lisa Brandes, RPA  
VICE PRESIDENT  
918.978.6155  
Lisa@legacypadvisors.com

Aden Schmidt  
ASSOCIATE  
580.243.8619  
aden@legacypadvisors.com

**LEGACY**  
COMMERCIAL PROPERTY ADVISORS