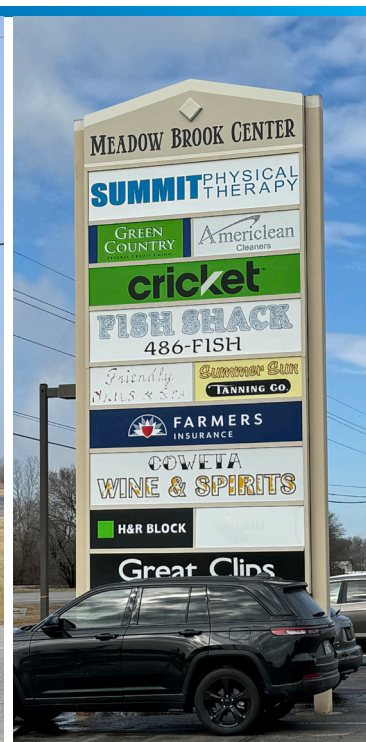


Retail for Lease

Meadow Brook Retail Center

11319 S Hwy 51 Coweta, OK 74429

WIGGIN
PROPERTIES, LLC



Meadow Brook Retail Center

Next door to Walmart Supercenter

Available SF:	1,200 - 1,600 sf
Lease Rate:	\$15 - \$17.00 SF NNN
Access:	Hwy 51
Parking:	Ample Parking
Pole Sign:	Yes, excellent visibility from Hwy 51
Traffic Counts:	22,800 cpd ('21) Hwy 51
Area Traffic Generators:	Walmart Supercenter, New Coweta Casino (0.6 Miles away), RCB Bank, Coweta Wine and Spirits, Green Country Federal Credit Union, and multiple quick service restaurants.
Highlights:	One endcap and one inline space available with drive-thru and drop off door. Former dry cleaner with all equipment in place. Center offers an excellent mix of well known tenants such as Great Clips, H&R Block, and Cricket Wireless.



Call Vicki Patterson, CCIM at **918.519.6731**

| vpatterson@wigginprop.com | wigginprop.com

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Demographics

2024	1 Mile	3 Miles	5 Miles
Population	3,342	16,159	37,334
Average HH Income	\$101,632	\$103,624	\$104,523
Owner Occupied Units	1,197	5,890	13,604
Renter Occupied Units	215	943	2,211

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