

Okmulgee Retail For Lease

Meriweather
900 Meriweather
St, Okmulgee, OK
74447

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Property Summary



Location Description

Positioned along high-traffic Highway 75 in Okmulgee (±20,000 VPD), this newly constructed retail strip center offers an excellent opportunity for first-generation tenants. The property features four available suites of approximately 2,500 SF each, with lease rates ranging from \$18–\$22 per square foot, and ample on-site parking with 66 surface spaces. Suites are delivered in gray shell condition, with a tenant improvement allowance available. The center benefits from strong neighboring traffic drivers, including Love’s Travel Stop, One Fire Casino, and House of Smoke BBQ.

Property Highlights

- High Traffic Corridor
- Spaces prepped for buildout
- Ample parking
- New construction

Offering Summary

Lease Rate:	\$18 - 22 SF/yr (MG)
Available SF:	2,500 SF
Building Size:	12,500 SF

Lease Spaces



Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	10,000 SF	Lease Rate:	\$18 - \$22 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite A	Available	2,500 SF	Modified Gross	\$22.00 SF/yr
Suite B	Available	2,500 SF	Modified Gross	\$18.00 SF/yr
Suite D	Available	2,500 SF	Modified Gross	\$18.00 SF/yr
Suite E	Available	2,500 SF	Modified Gross	\$22.00 SF/yr

Additional Photos



Location Map

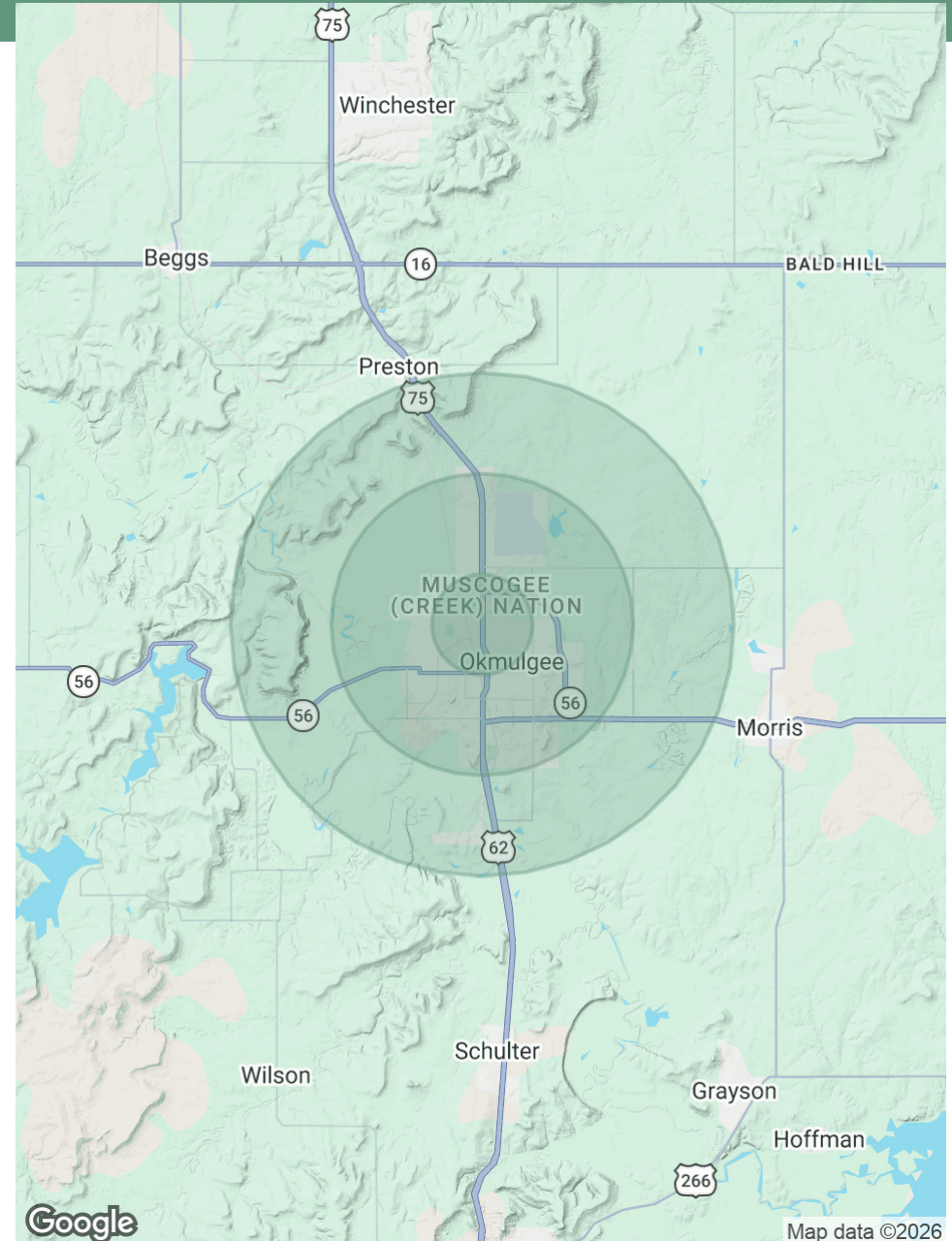


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	2,385	10,970	13,510
Average Age	34.8	37.5	38.6
Average Age (Male)	32.4	35.1	35.4
Average Age (Female)	42.7	41.5	42.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,011	4,191	5,293
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$50,886	\$63,661	\$64,398
Average House Value	\$83,287	\$98,986	\$113,751

2023 American Community Survey (ACS)



Contact

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