

Retail for Lease

Walmart Plaza

403-409 Daisy Dr. Tahlequah 74464

WIGGIN
PROPERTIES, LLC



Retail Space For Lease

Available SF: 1,200-4,800 SF
Lease Rate: \$14-\$16/PSF NNN
Parking: Abundant Parking
Traffic Counts: 16,500 cpd ('21) - State Hwy 151

Highlights:

- Shadow-anchored by Walmart Supercenter.
- Near Northeastern State University and the headquarters of the Cherokee Nation.
- Center traffic generators include Dollar Tree, Tractor Supply, Hibbett Sports, Lowe's, and Walmart.
- Easy access from Hwy 51 & Hwy 62/Muskogee Ave



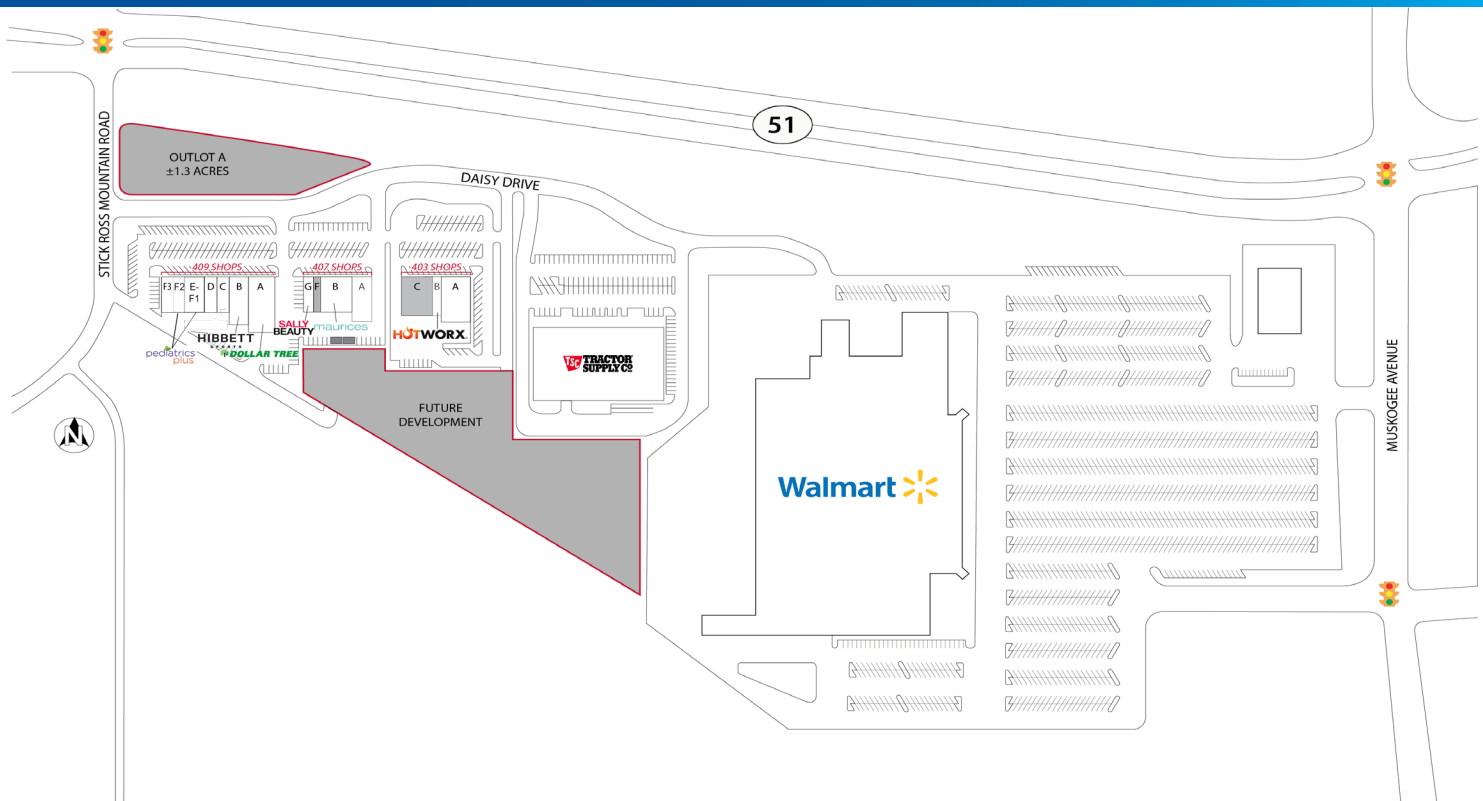
Call Grant Stewart, CCIM, or Vicki Patterson, CCIM, at **918.935.2010**

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409 SHOPS

Unit	Tenant	RSF
409-A	Dollar Tree	7,980
409-B	Hibbett Sports	4,409
409-C	VACANT	1,280
409-D	Check Into Cash	1,600
409-E-F1	Pediatrics Plus	2,430
409-F2	Pediatrics Plus	1,258
409-F3	Excel Therapy Specialists	2,400

407 SHOPS

Unit	Tenant	RSF
407-A	Work Ready OK	4,000
407-B	Maurices	5,200
407-F	VACANT	1,200
407-G	Sally Beauty	1,600

403 SHOPS

Unit	Tenant	RSF
403-A	New China Super Buffet	6,000
403-B	HOTWORX	1,600
403-C	VACANT	4,800

FUTURE DEVELOPMENT

Unit	Tenant	Size
A	OUTLOT AVAILABLE FUTURE DEVELOPMENT	± 1.3 AC MAX 20,000 SF

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Demographics

2024	1 Mile	3 Miles	5 Miles
Population	3,225	18,482	24,856
Average HH Income	\$59,946	\$56,614	\$56,873
Owner Occupied Units	574	3,244	4,655
Renter Occupied Units	830	4,191	4,655

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