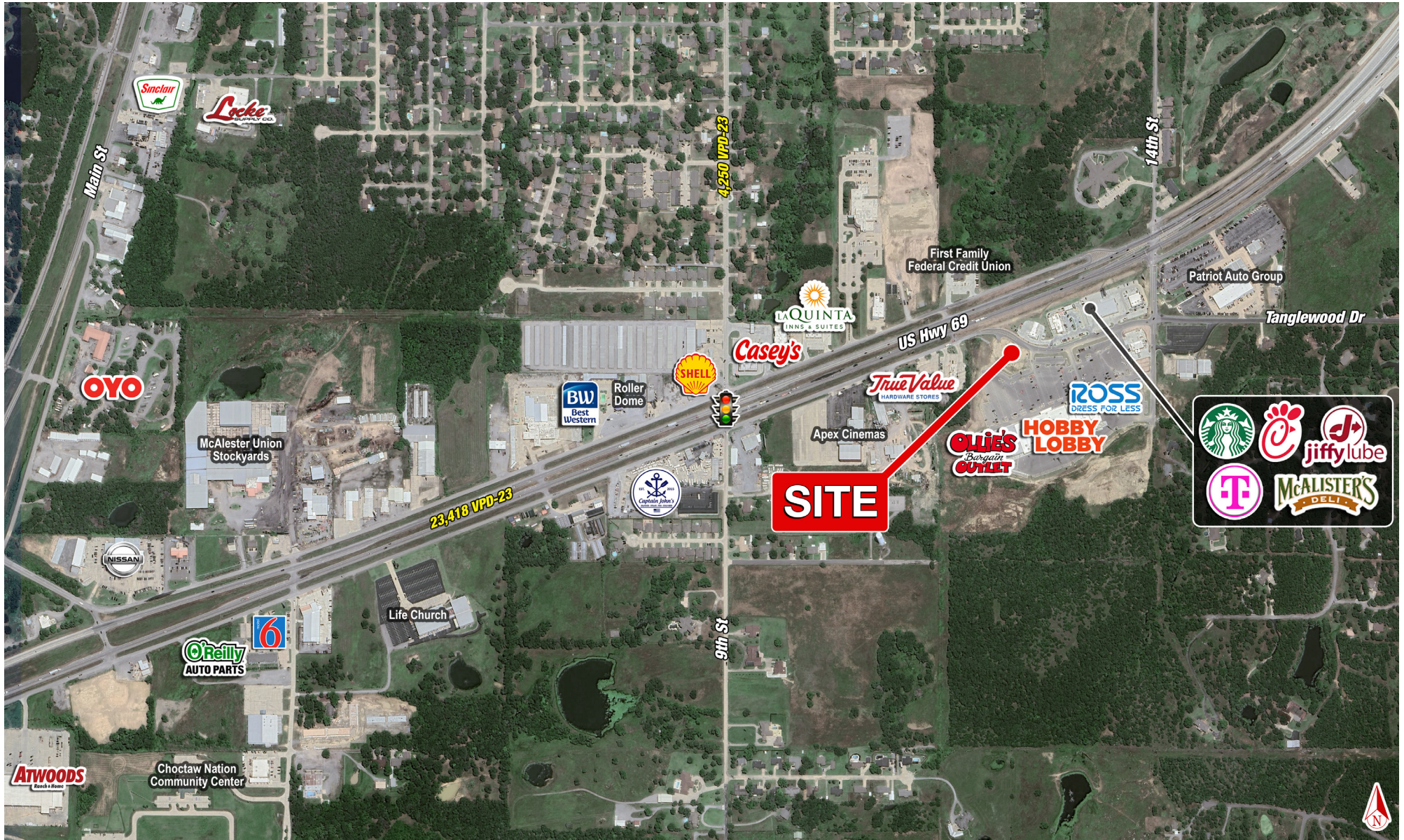


MCALESTER, OK - AVAILABLE FOR SALE, LEASE OR BTS

SWQ S GEORGE HIGH SERVICE RD & S 14TH ST MCALESTER, OK 74501

SHOP COS.



Kendra Roberts / KENDRA@SHOPCOMPANIES.COM / 405-806-7604

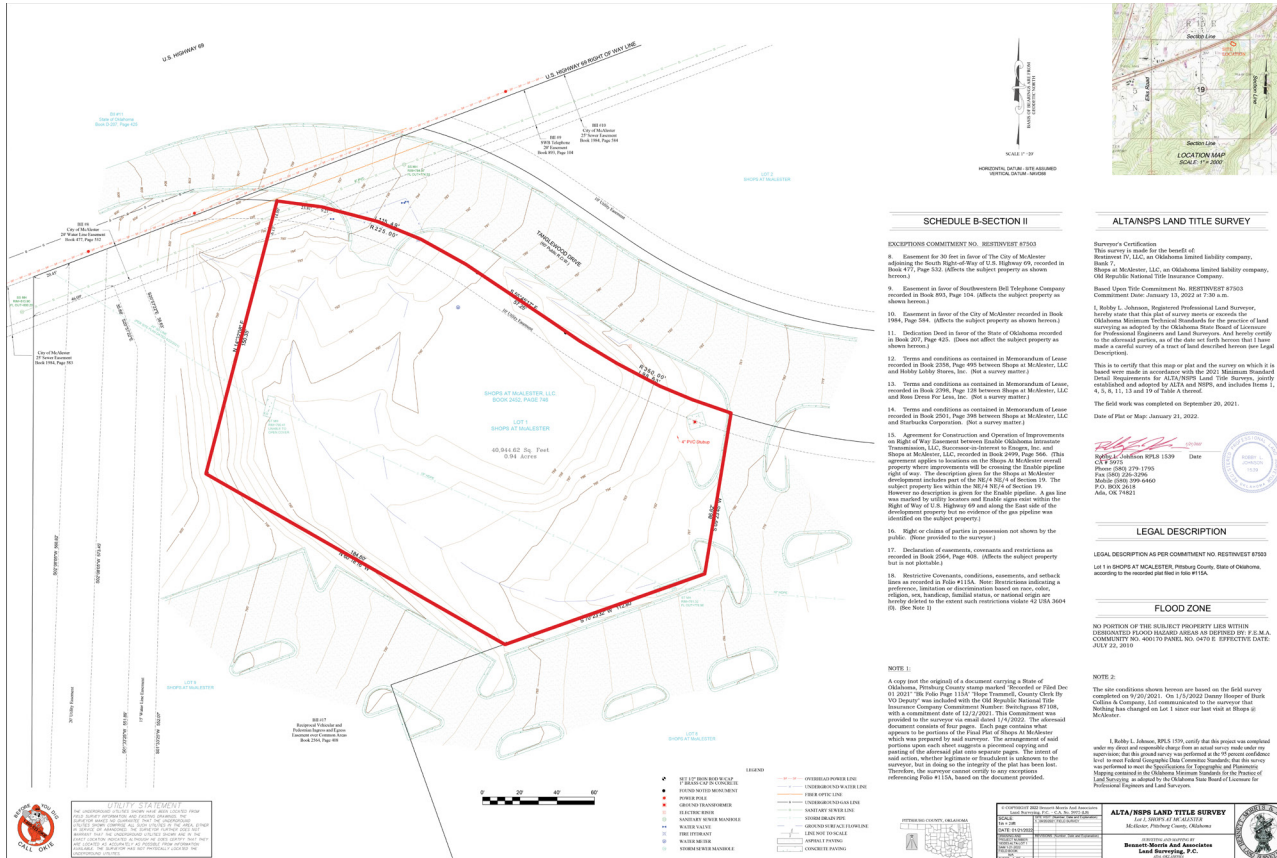
Jacob Logsdon / JACOB@SHOPCOMPANIES.COM / 405-806-7606

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

MCALESTER, OK - AVAILABLE FOR SALE, LEASE OR BTS

SWQ S GEORGE NIGH SERVICE RD & S 14TH ST MCALESTER, OK 74501

SHOP CO.



PROJECT SCOPE

The 1.10 AC site at SWQ of George Nigh & 14th Street in McAlester, OK, is available for sale, lease or BTS and offers a population of over 22,000 within a 5-mile radius. It is surrounded by prominent national tenants including Hobby Lobby, Chick Fil A, and Starbucks, making it an ideal spot for attracting high foot traffic and a steady customer base.

PRICING

- Call for rates

DETAILS

- For Sale, Lease or BTS
- 1.10 AC Available
- Great access & visibility

TRAFFIC COUNTS

- o US Hwy 69

23,418 VPD-23

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	2,632	12,071	22,495
Avg. HH Income	\$105,521	\$72,724	\$69,717
Total Housing Units	1,027	5,078	8,669
Daytime Population	3,134	17,824	26,952
Medium Home Value	\$205,028	\$159,014	\$140,598

Kendra Roberts | KENDRA@SHOPCOMPANIES.COM | 405-806-7604

Jacob Logsdon | JACOB@SHOPCOMPANIES.COM | 405-806-7606

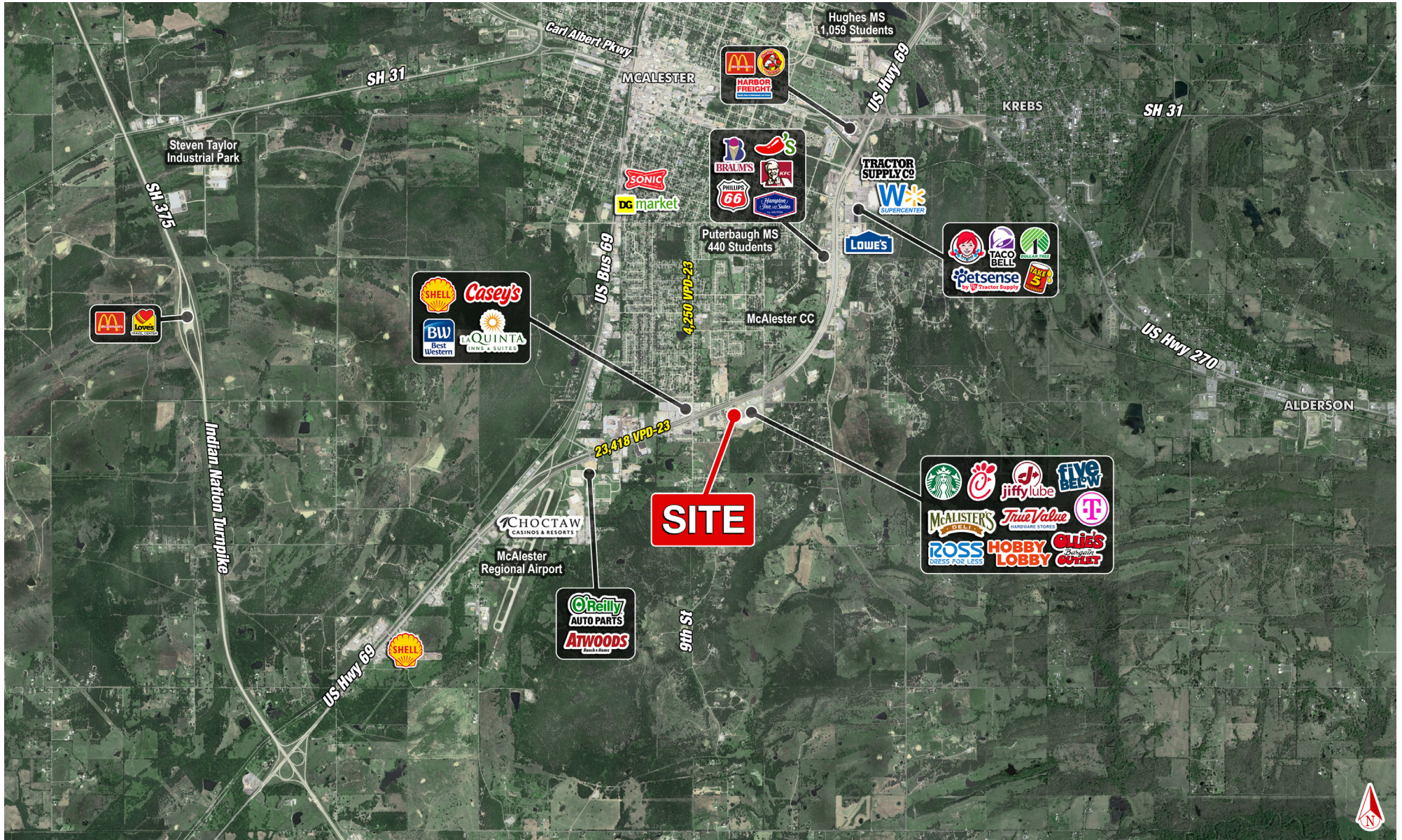


The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

MCALESTER, OK - AVAILABLE FOR SALE, LEASE OR BTS

SWQ S GEORGE HIGH SERVICE RD & S 14TH ST MCALESTER, OK 74501

SHOP COS.



Kendra Roberts / KENDRA@SHOPCOMPANIES.COM / 405-806-7604

Jacob Logsdon / JACOB@SHOPCOMPANIES.COM / 405-806-7606

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.