

1909 SOUTH MUSKOGEE

1909 SOUTH MUSKOGEE AVE., TAHLEQUAH, OK 74464

PROPERTY SUMMARY



LOCATION DESCRIPTION

Tahlequah, Oklahoma, is a vibrant city with a rich cultural heritage and a thriving retail scene, making it an ideal location for your business at Tahlequah Crossing. The area is surrounded by a mix of local and national retailers, creating a bustling environment that draws in a steady flow of foot traffic. Just a short drive from the property, tenants can enjoy the serene beauty of the Illinois River, explore the Cherokee Heritage Center, or visit the historic Downtown area with its charming shops and restaurants. With its perfect blend of community charm and commercial opportunities, Tahlequah offers an inviting backdrop for your retail or strip center business.


PROPERTY HIGHLIGHTS

- High visibility from South Muskogee Ave.
- Ample parking for tenants and customers
- Ideal for retail, dining, or service-oriented establishments
- Easy access to major highways
- Outstanding signage opportunities

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	9
Available SF:	1,627 - 2,000 SF
Building Size:	20,523 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,127	7,145	9,967
Total Population	2,593	17,018	23,687
Average HH Income	\$47,162	\$43,719	\$44,981



Shawn Krisher
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ADDITIONAL PHOTOS



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209 Powell Place,
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RETAILER MAP



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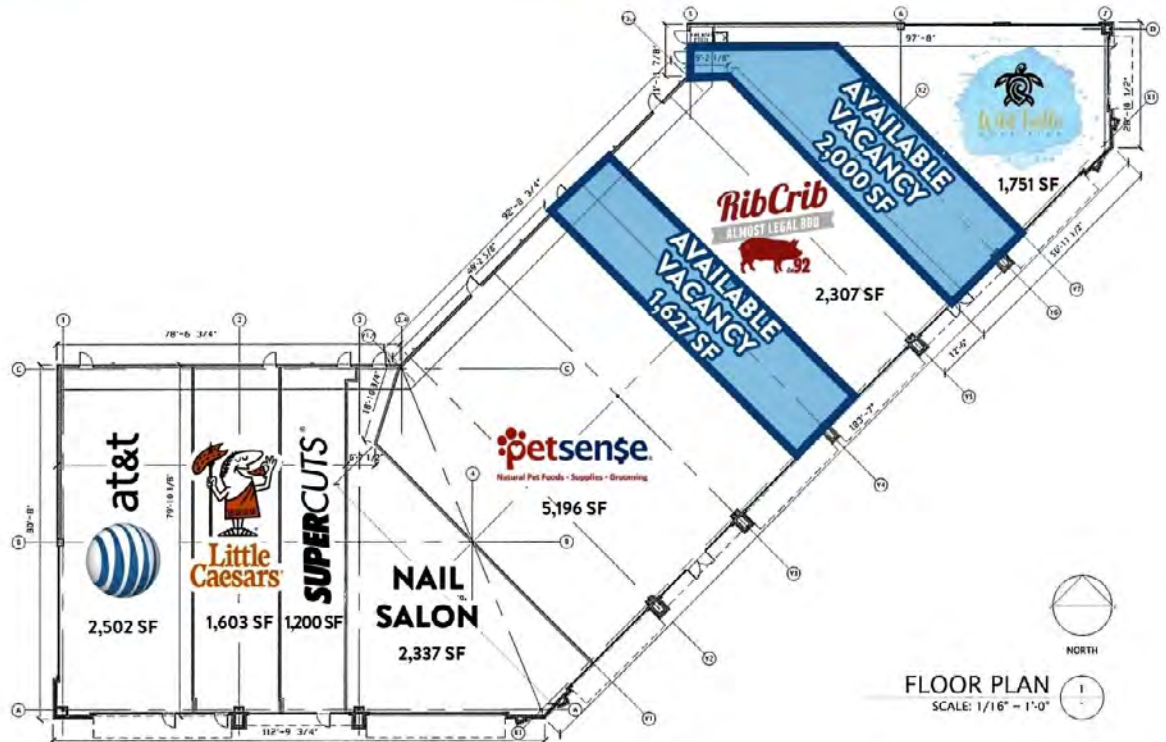
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SITE PLANS

SITE PLAN



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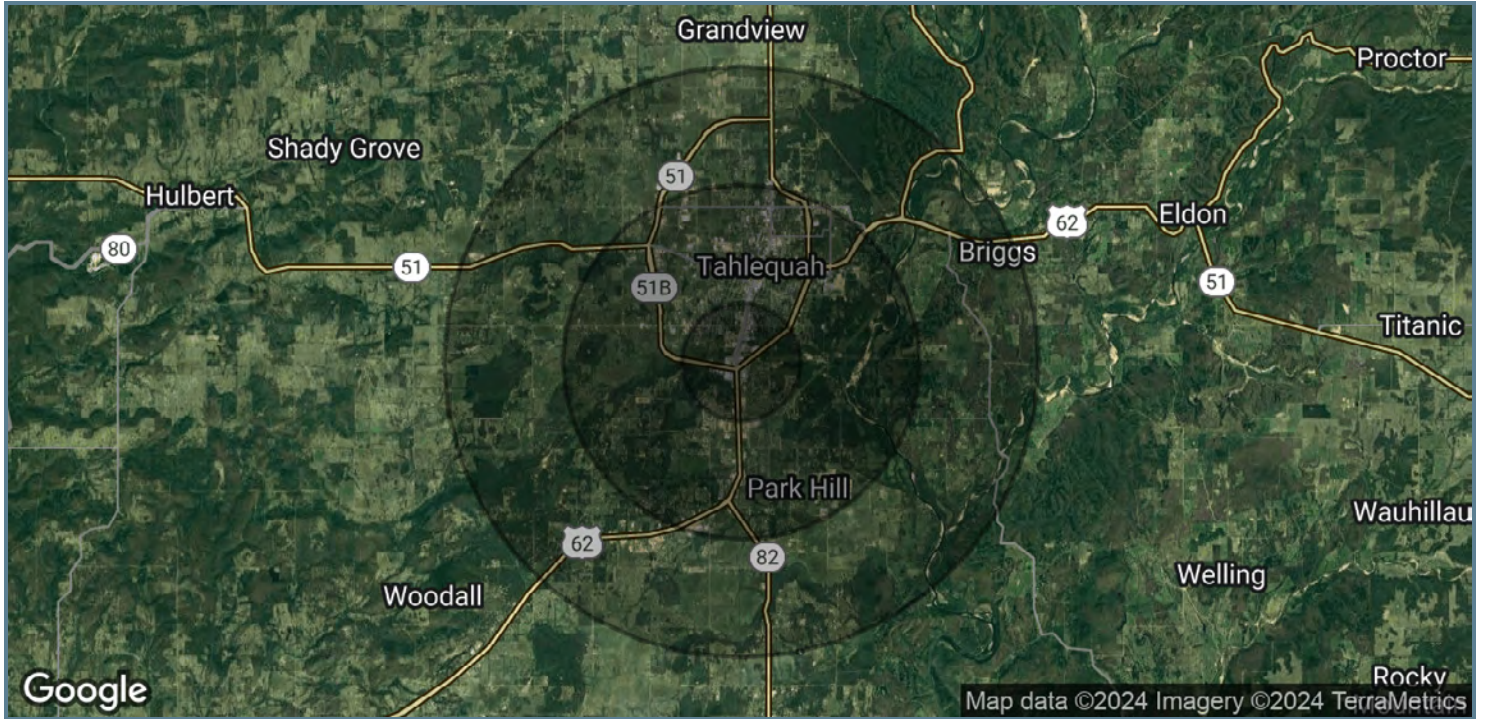


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,593	17,018	23,687
Average Age	39.5	34.2	34.5
Average Age (Male)	35.8	33.0	33.5
Average Age (Female)	41.2	34.0	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,127	7,145	9,967
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$47,162	\$43,719	\$44,981
Average House Value	\$131,407	\$135,987	\$140,195

2020 American Community Survey (ACS)

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