



OFFERING MEMORANDUM

139 W SHAWNEE

RETAIL PROPERTY FOR SALE

MUSKOGEE, OK 74401

TABLE OF CONTENTS

TABLE OF CONTENTS

PROPERTY SUMMARY	3
RETAILER MAP	4
FINANCIAL SUMMARY	5
INCOME & EXPENSES	6
RENT ROLL	7
AERIAL MAP	8
DEMOGRAPHICS MAP & REPORT	9

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Moreau Property Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Moreau Property Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Moreau Property Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Moreau Property Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Moreau Property Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Moreau Property Advisors in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Offering Memorandum presents 139 W Shawnee as a 9,800 SF modern retail center built in 2016 and positioned within one of Muskogee's strongest commercial corridors. The property includes three individual units and is currently 60% occupied, offering both stable in-place income and meaningful upside through lease-up of the remaining vacancy. Situated on a 41,859 SF lot, the center benefits from excellent frontage and visibility along W Shawnee Street, which carries a traffic count of 18,300 vehicles per day. The asset is offered at a price of \$1,800,000, equating to an attractive \$184 per square foot relative to newer construction retail in the market. The surrounding trade area is anchored by national retailers such as Walmart, Ross, T.J. Maxx, McDonald's, Red Lobster, Golden Corral, and Bricktown Brewery, all shown on the retailer map). Demographics within a five-mile radius include nearly 37,000 residents with average household incomes approaching \$63,000, reinforcing sustained retail demand. With F1 zoning and a contemporary layout, the center is suited for a wide range of retail, restaurant, and service-based tenants seeking modern space in a high-traffic corridor). Overall, the Offering Memorandum highlights 139 W Shawnee as a stable, well-located retail asset with both immediate income and compelling long-term value-add potential in a growing regional market.

OFFERING SUMMARY

Sale Price:	\$1,800,000
Price / SF:	\$184
Number of Units:	3
Lot Size:	41,859 SF
Building Size:	9,800 SF
Proforma NOI:	\$149,056.00
Cap Rate:	8.28%
Traffic Count:	18,300 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	732	10,284	15,093
Total Population	1,806	25,448	36,928
Average HH Income	\$49,002	\$60,528	\$62,981

CHANDLER MOREAU

Owner / Managing Broker

O: 918.370.2877

chandler@moreaupropertyadvisors.com

RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

CHANDLER MOREAU

Owner / Managing Broker

O: 918.370.2877

chandler@moreaupropertyadvisors.com

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$1,800,000
SF	9,800 SF
Price per SF	\$184
CAP Rate	8.28%
Cash-on-Cash Return (yr 1)	33.12%

OPERATING DATA

Gross Rental Income	\$173,056
Operating Expenses (Taxes, Insurance)	\$24,000
Net Operating Income after Expenses (NOI)	\$149,056

INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$173,056
---------------------	------------------

EXPENSES SUMMARY

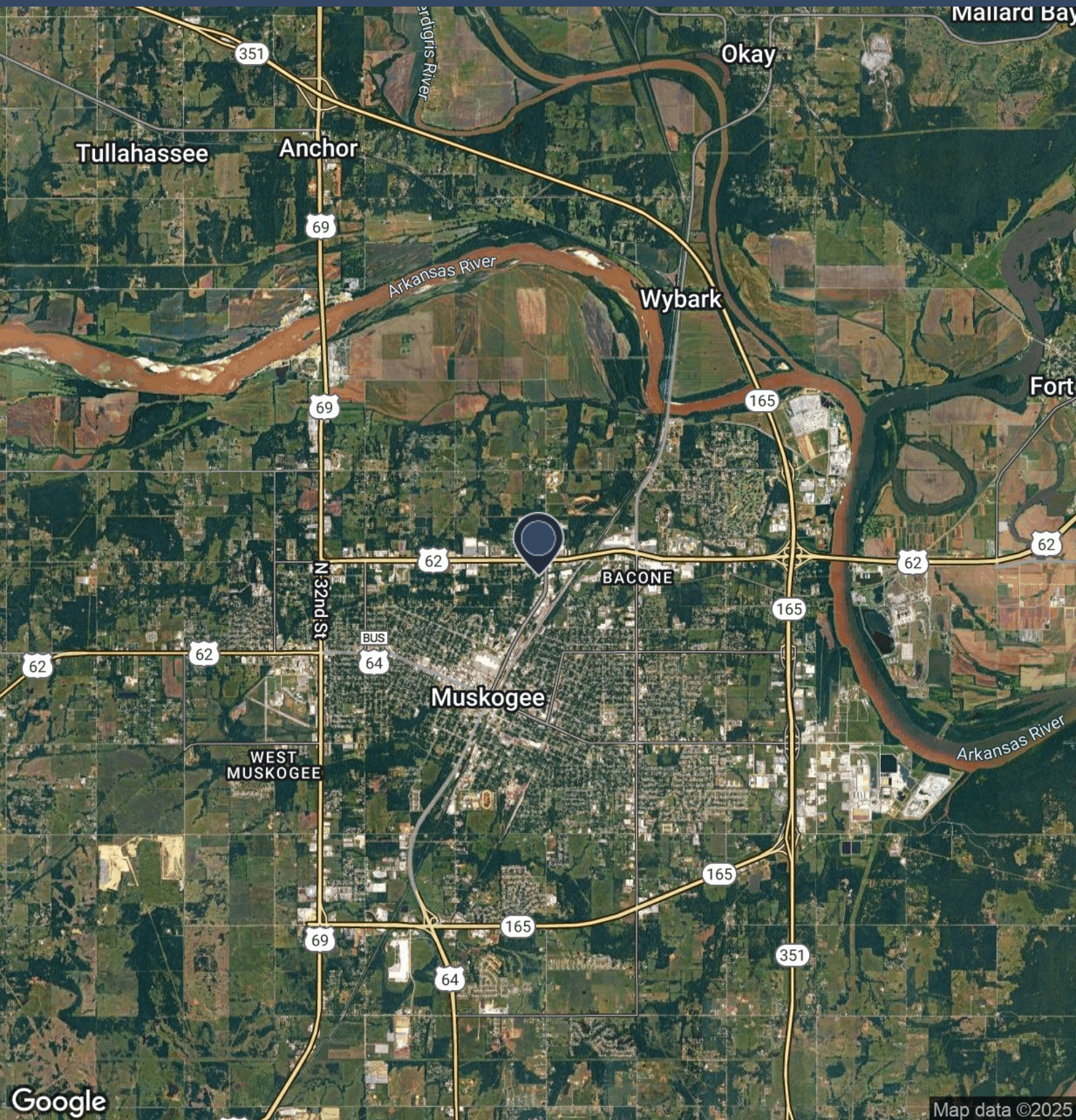
OPERATING EXPENSES	\$24,000
---------------------------	-----------------

NET OPERATING INCOME	\$149,056
-----------------------------	------------------

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A	State Farm	3,400 SF	34.69%	\$11.34	\$38,556	9/1/2022	8/31/2027
D	Vapor Maven	1,200 SF	12.24%	\$28.75	\$34,500	7/19/2023	7/18/2028
B&C	Restaurant Prospect	5,000 SF	51.02%	\$20.00	\$100,000	2026	2031
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
TOTALS		9,600 SF	97.95%		\$173,056		

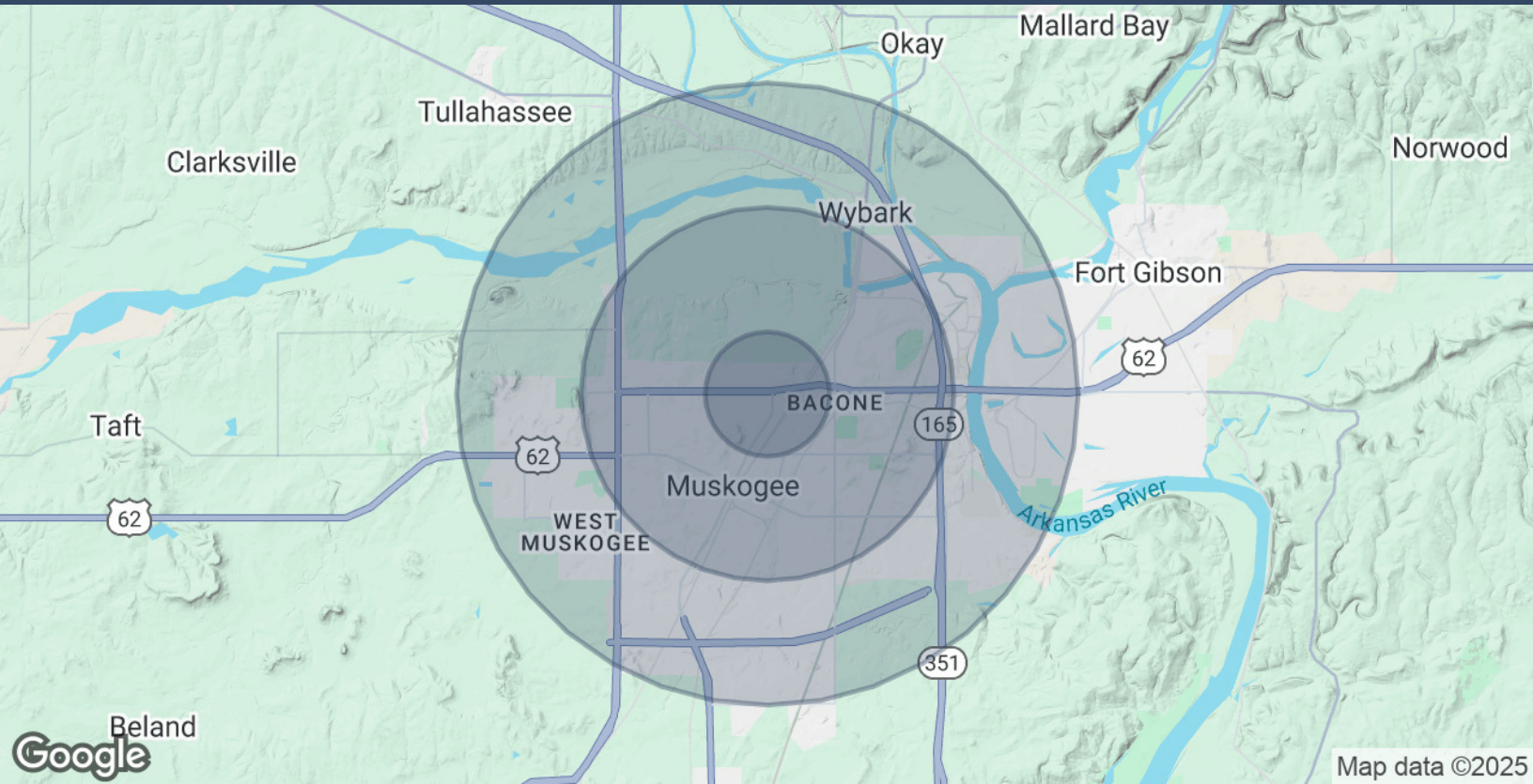
AERIAL MAP



Google

Map data ©2025

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,806	25,448	36,928
Average Age	37	40	41
Average Age (Male)	35	39	39
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	732	10,284	15,093
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$49,002	\$60,528	\$62,981
Average House Value	\$169,778	\$140,575	\$151,943

Demographics data derived from AlphaMap

CHANDLER MOREAU

Owner / Managing Broker

O: 918.370.2877

chandler@moreaupropertyadvisors.com