



## OFFERING MEMORANDUM

# 139 W SHAWNEE

RETAIL PROPERTY FOR SALE

MUSKOGEE, OK 74401

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# 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

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## RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus,  
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# 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	
<b>GROSS INCOME</b>	<b>\$173,056</b>
EXPENSES SUMMARY	
<b>OPERATING EXPENSES</b>	<b>\$24,000</b>
NET OPERATING INCOME	
	<b>\$149,056</b>

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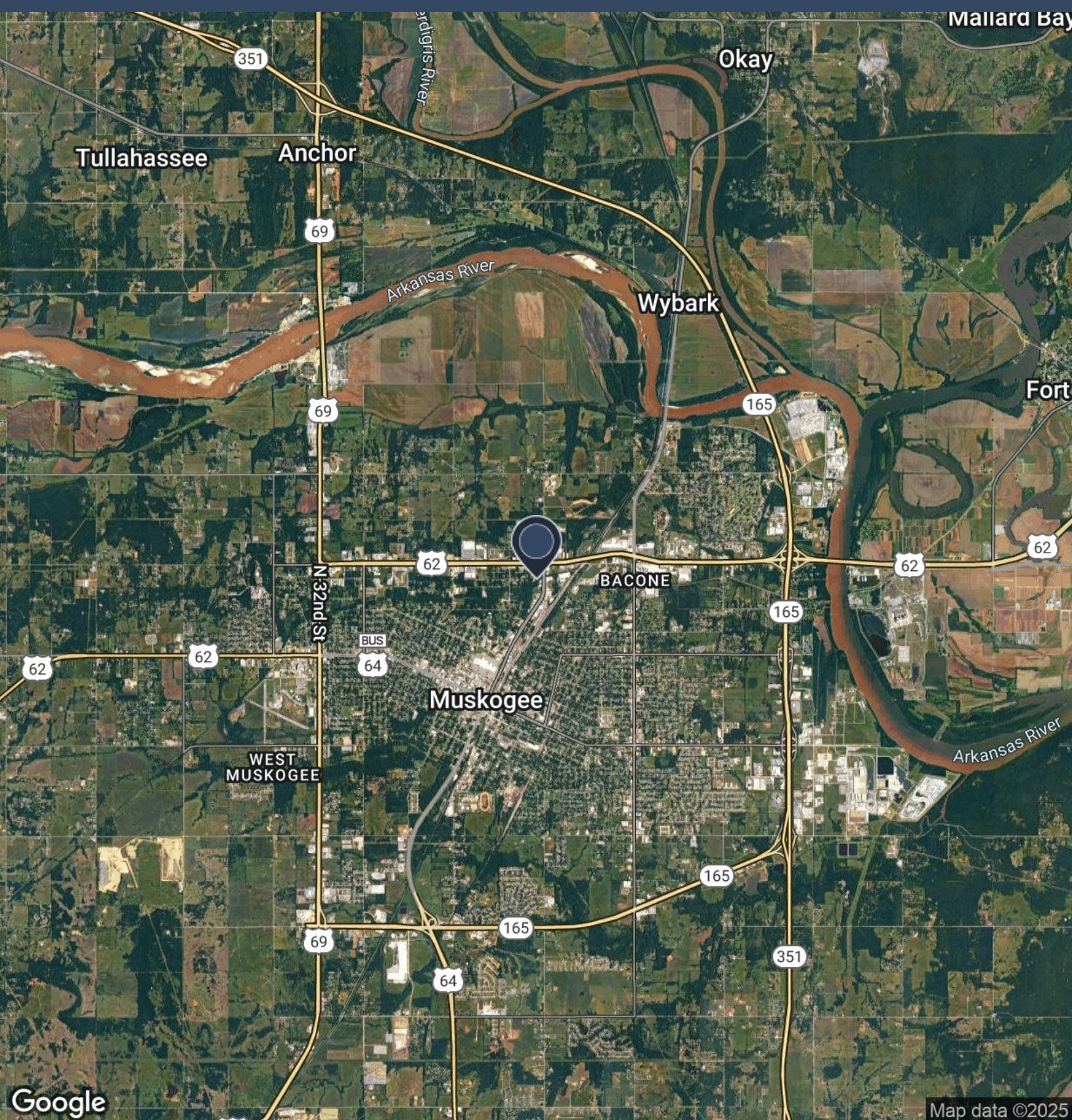
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# RENT ROLL

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
-	-	-	-	-	-	-	-
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<b>TOTALS</b>		<b>9,600 SF</b>	<b>97.95%</b>		<b>\$173,056</b>		

## AERIAL MAP



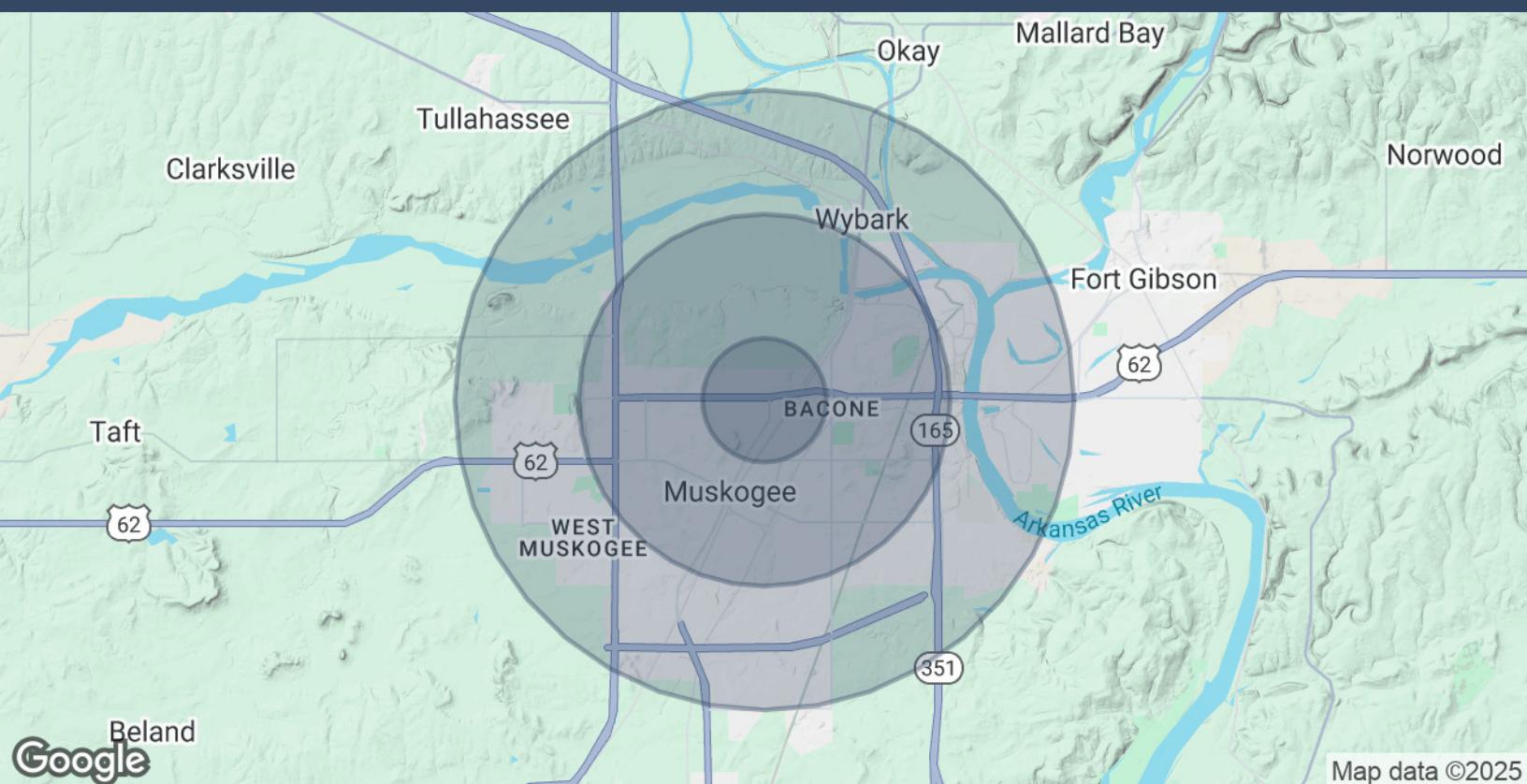
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# DEMOGRAPHICS MAP & REPORT



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