

# 107348 LOTAWATAH RD

107348 Lotawatah Rd, Checotah, OK 74426

RETAIL PROPERTY FOR SALE & LEASE



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Checotah area! This commercial property provides stellar I-40 visibility. This is an ideal space for retail; whether that's a new service station, traditional retail or a restaurant. Zoned C1-Commercial, the property offers ample potential for a wide range of businesses. With its strategic location this property presents an exciting opportunity for investors or owner/users.

## LOCATION DESCRIPTION

Former Convenience Store/Gas Station located on I-40 just west of Checotah, home of Carrie Underwood. Located on exit 262, a main exit to Lake Eufaula, a staple for outdoor tourism throughout the year in East Oklahoma and specifically busier during the summertime with lake houses and activities strewn about the area.

## PROPERTY HIGHLIGHTS

- Interstate Visibility
- Hard Corner
- Signage Opportunity

### Ian Duty-Dean

Managing Broker

405.928.6210

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## OFFERING SUMMARY

SALE PRICE:	\$545,000
LEASE RATE:	\$3,000.00 per month (MG)
AVAILABLE SF:	3,475 SF
LOT SIZE:	5 Acres
BUILDING SIZE:	3,475 SF

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	227	2,371	4,685
TOTAL POPULATION	484	5,608	11,190
AVERAGE HH INCOME	\$65,049	\$63,164	\$67,158



This information has been obtained from sources believed reliable. The Greyhound Group has not verified it and makes no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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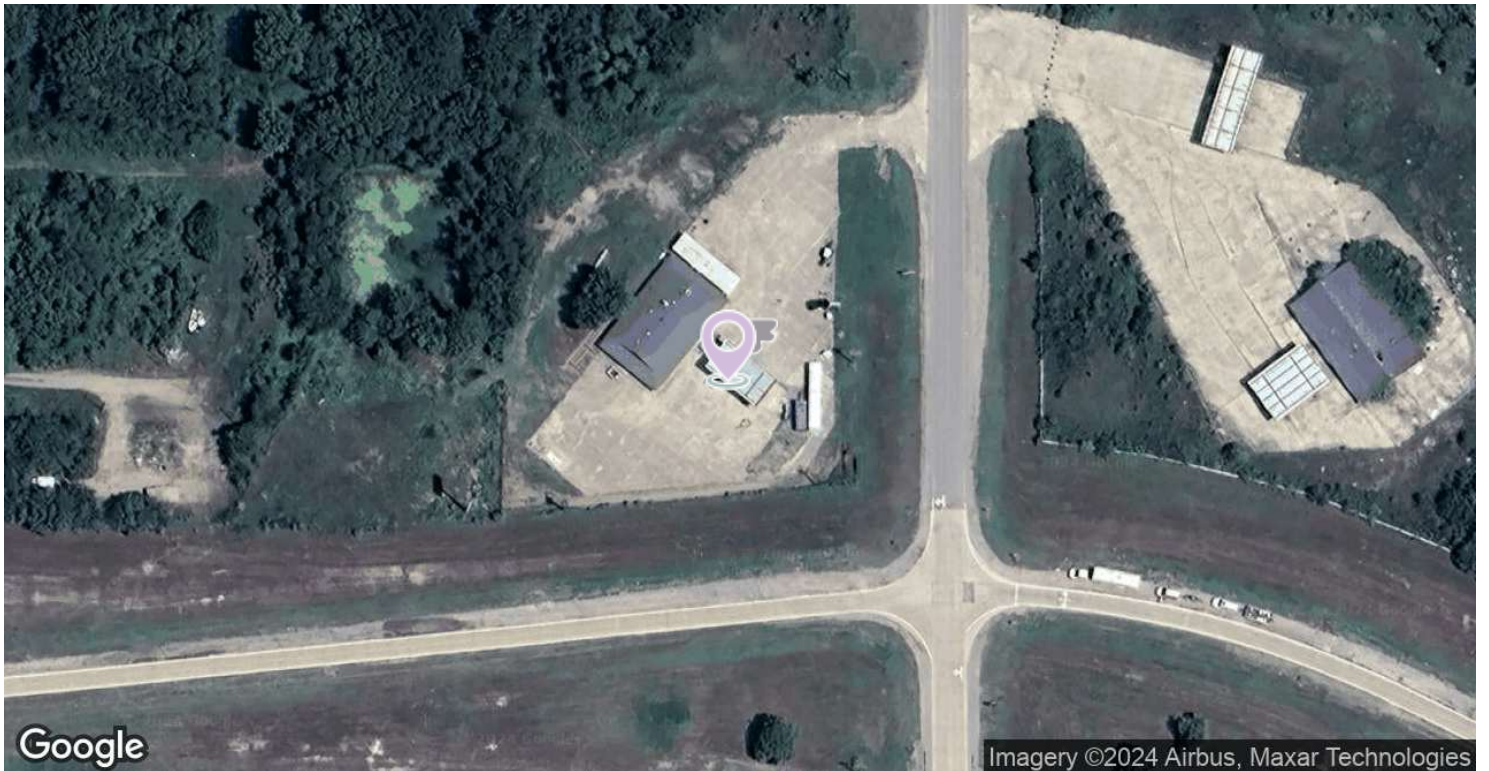
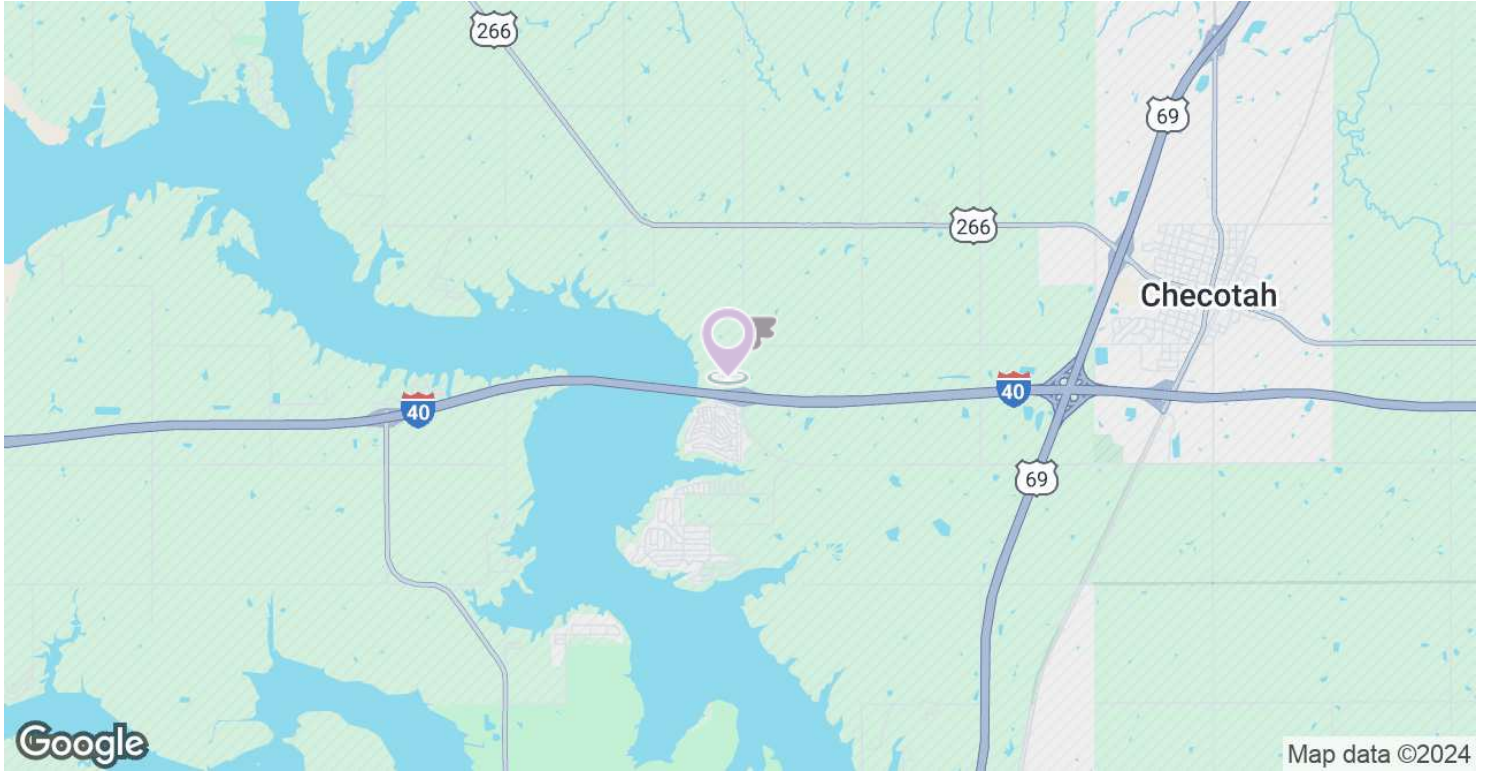
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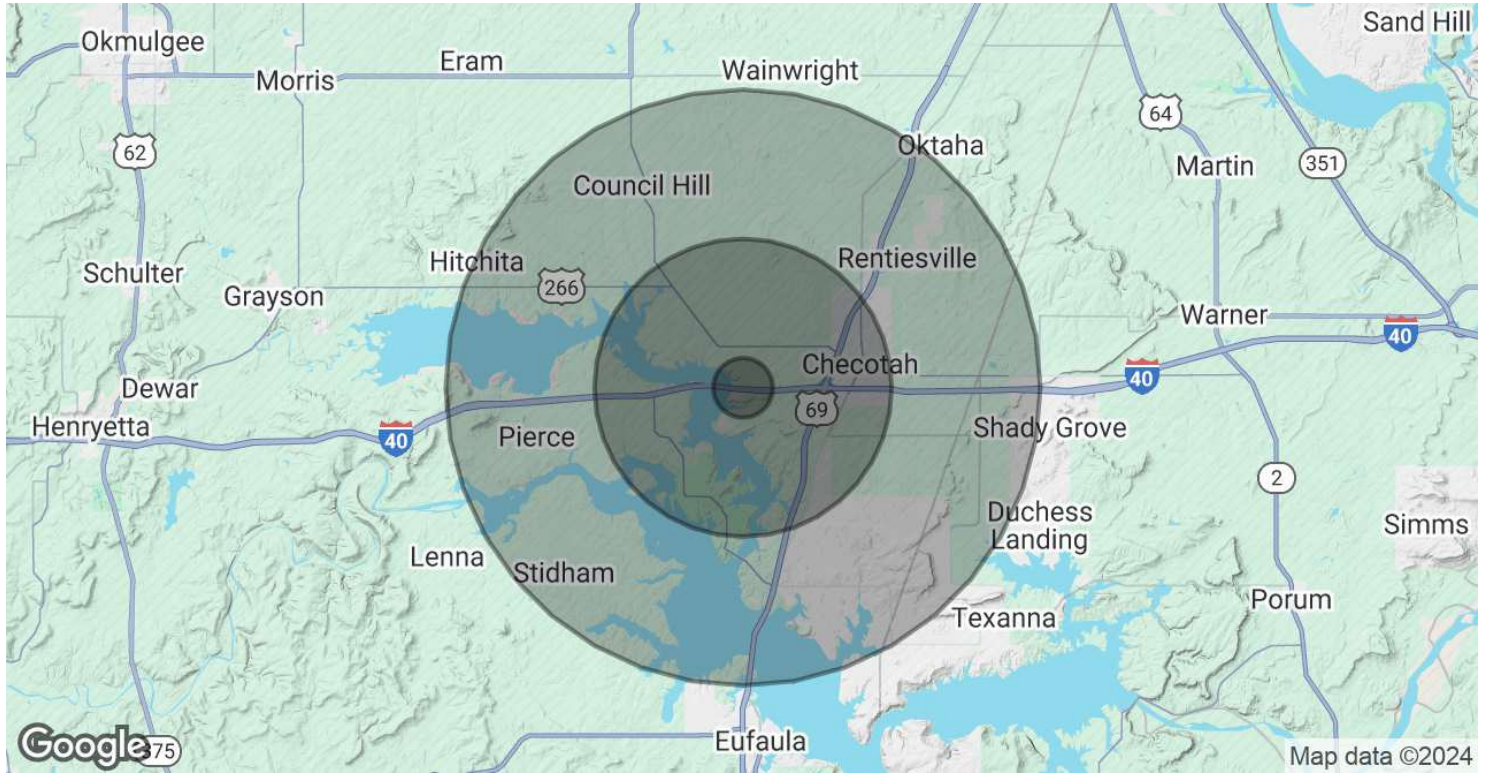


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	1 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
TOTAL POPULATION	484	5,608	11,190
AVERAGE AGE	50	45	46
AVERAGE AGE (MALE)	50	43	45
AVERAGE AGE (FEMALE)	50	46	47
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	227	2,371	4,685
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$65,049	\$63,164	\$67,158
AVERAGE HOUSE VALUE	\$145,245	\$147,612	\$162,935

Demographics data derived from AlphaMap

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