

COMMERCIAL SPACE FOR LEASE

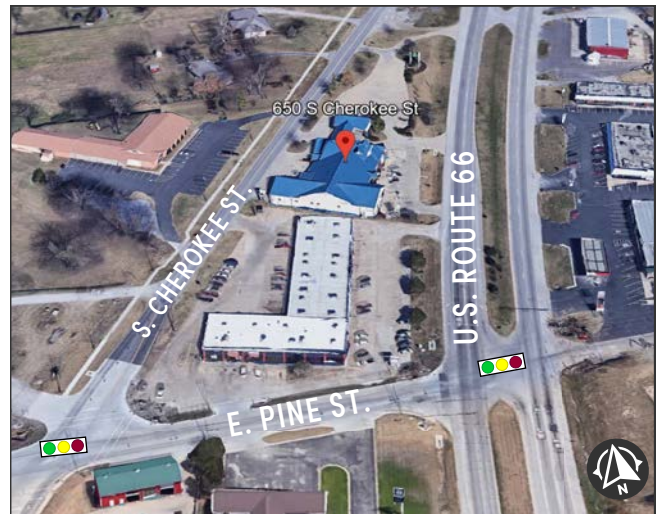
650 S. Cherokee St. - Catoosa, OK 74015



PROPERTY HIGHLIGHTS

- TOTAL BUILDING SIZE: 11,429 SF
- SPACES

	SPACE SQ. FT.
South Suite	3,464 sf
Central Suite	1,819 sf
- GREAT FRONTAGE VISIBILITY TO U.S. ROUTE 66
- ABUNDANT FRONT DOOR PARKING
- NEARBY RESTAURANTS, SHOPPING & BUSINESS DISTRICT
- LEASE RATE INCLUDES UTILITIES PLUS NNN EXPENSES
- IMMEDIATE AVAILABILITY
- EASY ACCESS TO ROUTE 66, I-44 & HWY 412



2024 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	1,474	10,484	23,674
Households	560	4,140	8,566
Average HH Income	\$100,943	\$90,655	\$97,327



Traffic Count

Soucre: INCOG

18,752 Vehicles per day

State Highway 66

2,790 Vehicles per day

S. Cherokee St.

BAUER & ASSOCIATES, REALTORS

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

SHEILA COOPER

Office: 918-665-1210

Cell: 918-724-5140

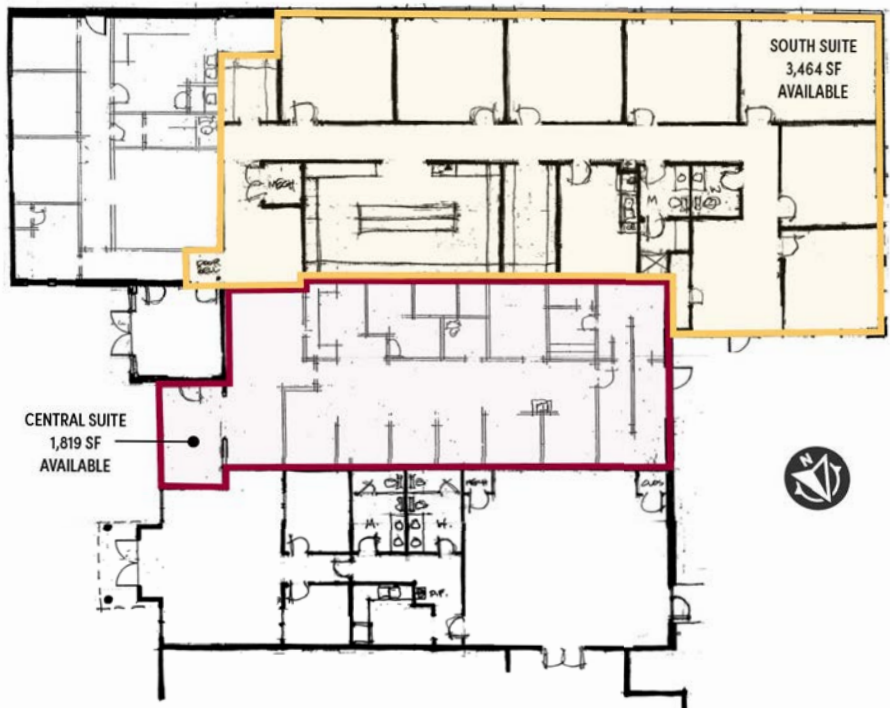
scooper@bauertulsa.com

COMMERCIAL SPACE FOR LEASE

650 S. Cherokee St. - Catoosa, OK 74015



AVAILABLE



BAUER & ASSOCIATES, REALTORS

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"
Commercial - Industrial - Investment Property - Property Management



SHEILA COOPER
Office: 918-665-1210
Cell: 918-724-5140
scooper@bauertulsa.com