



**COMMERCIAL**  
MARKETING BROCHURE

# FOR SALE & LEASE

## ***BUDSPOT BUILDING***

15180 HWY 82, TAHLEQUAH, OK 74464

RETAIL | CLASS B

***\$695,000 SALE | \$10-\$20/SF LEASE***

ADDITIONAL LAND & HOME AVAILABLE



# PROPERTY HIGHLIGHTS

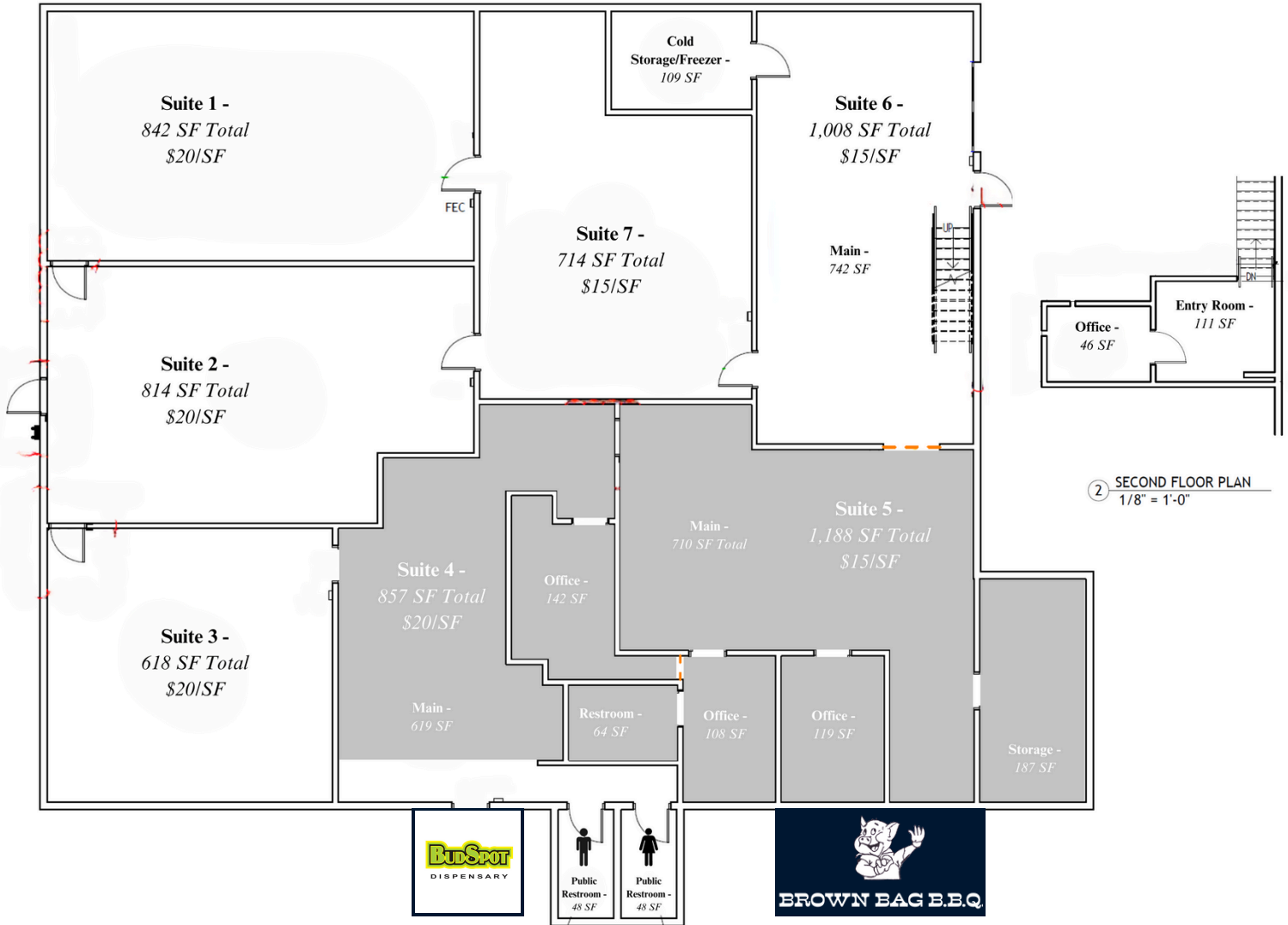
Asset Type:	<b>Mixed Use</b>
Asset Subtype:	<b>Multi-Tenant Building</b>
Asset Class:	<b>B</b>
Year Built/Refurbished:	<b>2012/2023</b>
Improvement Size:	<b>5,957 SF</b>
Price Per SF	<b>\$117/SF</b>
Total Buildings:	<b>1-2</b>
Land Size:	<b>1.04-3.13 Ac</b>
Current Situation:	<b>Investor</b>
Unit Count:	<b>7 Unit(s)</b>
Occupancy/Vacancy Rate:	<b>29% / 71%</b>
Frontage Traffic Count:	<b>8,514/Day</b>
Property Taxes:	<b>\$3,500 (2023)</b>
Property Insurance:	<b>\$1,100 (2024)</b>



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# FLOOR PLAN



**5,957 SF**



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# SITE PLAN



**1.04 AC (ADDITIONAL LAND & HOME AVAILABLE)**



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# MARKET HIGHLIGHTS

Market:	<b>Tulsa</b>
Sub-Market:	<b>Tahlequah</b>
Market Class:	<b>Quinary</b>
Median Household Income:	<b>\$49,444</b>
City Population:	<b>17,031 (2024)</b>
Urban Area Population:	<b>19,127 (2020)</b>
MSA Population:	<b>48,185 (2023)</b>
MSA Type:	<b>Micropolitan</b>
County:	<b>Cherokee</b>
Closest Airports:	<b>MKO, XNA, TUL</b>
Closest Railports:	<b>Muskogee, Tulsa</b>
Closest Seaports:	<b>USMKO, USTUL</b>

## DF | L | COMMERCIAL MARKETING BROCHURE

