



1883 S Cherokee St, Catoosa, OK 74015

Property Description

This exciting new development includes 10,500 square feet of ground-up retail construction. Close proximity to the Hard Rock Casino and Hotel, Cherokee Hills Golf Course and the many shops at the Catoosa Hills Shopping Center, this property is a new and exciting offering into the rapidly growing Catoosa market. Built in business with 132 high-end apartment units being built onsite.

Property Highlights

- Up to ±6,000 square feet of continuous retail space available; divisible down to 1,250 square feet
- Close Proximity to Hard Rock Casino and associated retail/dining destinations
- Nearby Highway access to 1-44
- Built in customer traffic with onsite Apartment development

Offering Summary

LEASE RATE:	\$18.00 SF/yr (NNN)
AVAILABLE SF:	1,250 - 6,000 SF
BUILDING SIZE:	10,500 SF

Demographics	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	994	3,404	13,945
TOTAL POPULATION	2,154	7,773	35,039
AVERAGE HH INCOME	\$65,095	\$68,661	\$68,979



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