



FOR LEASE

Building with Drive-Thru For Lease

3143 Azalea Park | Muskogee, OK 74401



Building Available

3143 Azalea Park Dr | Muskogee, OK 74401



2,368 SF
Available

1.08 AC
Available

Contact
Broker
Lease Rate

ABOUT THE PROPERTY

- Excellent opportunity for Retail, QSR, or Bank
- Existing Drive-Thru
- Near the intersection of two major state highways
- Great visibility
- Site is surrounded by nine hotels and new retail developments
- Join recently opened Whataburger, Starbucks, Olive Garden, and QuikTrip

JOIN THESE NEARBY RETAILERS



TRAFFIC COUNTS

62
N 32nd St

19,000 VPD
27,210 VPD

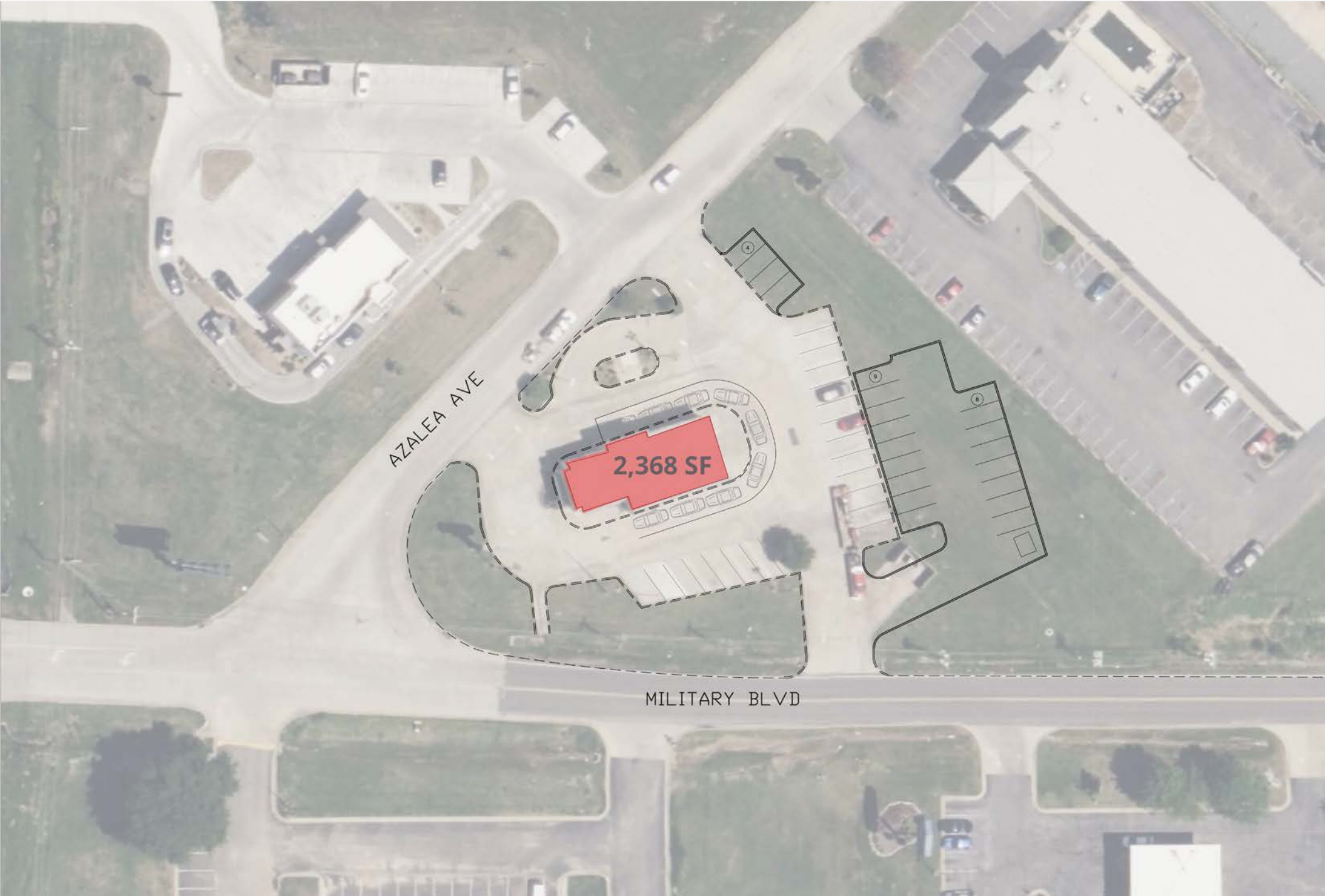
Site Aerial

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2024 Estimated Population	2,808	15,432	36,071
2029 Projected Population	2,727	15,042	35,384
Proj. Annual Growth 2024 to 2029	-0.58%	-0.51%	-0.38%

Daytime Population

	1 mile	3 miles	5 miles
2024 Daytime Population	4,615	23,530	42,683
Workers	2,734	13,807	21,339
Residents	1,881	9,723	21,344

Income

	1 mile	3 miles	5 miles
2024 Est. Average Household Income	\$50,531	\$55,676	\$66,647
2024 Est. Median Household Income	\$36,449	\$40,915	\$52,765

Households & Growth

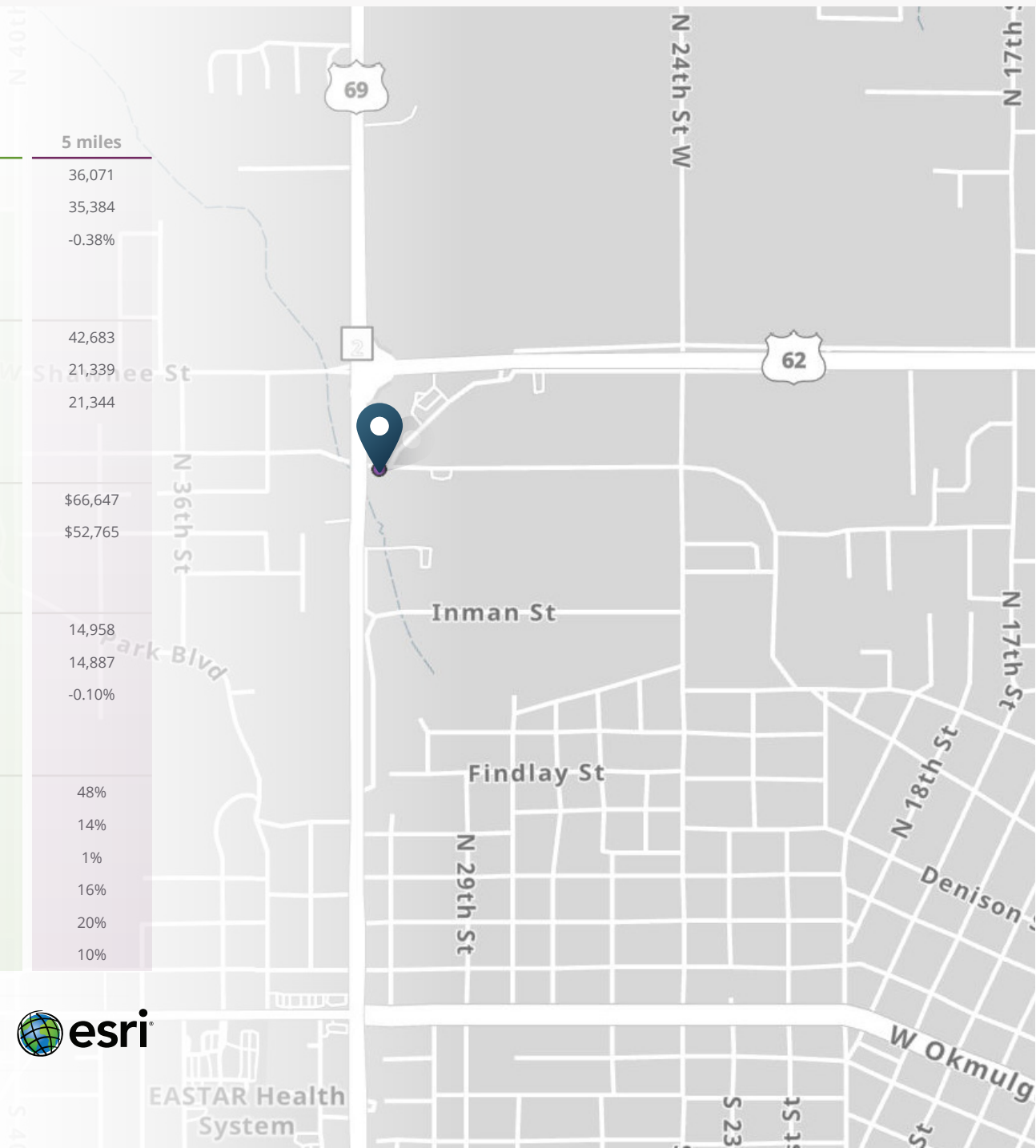
	1 mile	3 miles	5 miles
2024 Estimated Households	1,259	6,492	14,958
2029 Estimated Households	1,246	6,433	14,887
Proj. Annual Growth 2024 to 2029	-0.21%	-0.18%	-0.10%

Race & Ethnicity

	1 mile	3 miles	5 miles
2024 Est. White	42%	42%	48%
2024 Est. Black or African American	27%	23%	14%
2024 Est. Asian or Pacific Islander	1%	1%	1%
2024 Est. American Indian or Native Alaskan	13%	13%	16%
2024 Est. Other Races	18%	21%	20%
2024 Est. Hispanic (Any Race)	6%	11%	10%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri



EASTAR Health System



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