

RETAIL/OFFICE SPACE FOR LEASE

3305 Chandler Road - Muskogee, OK



PROPERTY HIGHLIGHTS

- AVAILABLE SUITE: SUITE #1 (618SF)
- RENOVATED IN 2024
- FULL SERVICE
- ABUNDANT FRONT DOOR PARKING
- COMMON AREA BREAKROOM
- ZONED E1



2025 Demographics

Source: ESRI

	1 Mile	3 Miles	5 Miles
Population	7,760	23,922	37,137
Households	3,423	9,770	15,268
Average HH Income	\$78,215	\$74,771	\$73,118



Traffic Count

ESRI 2023

21,600 Vehicles per day

Highway 165

12,700 Vehicles per day

Chandler Road

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.

BRAD BALDWIN

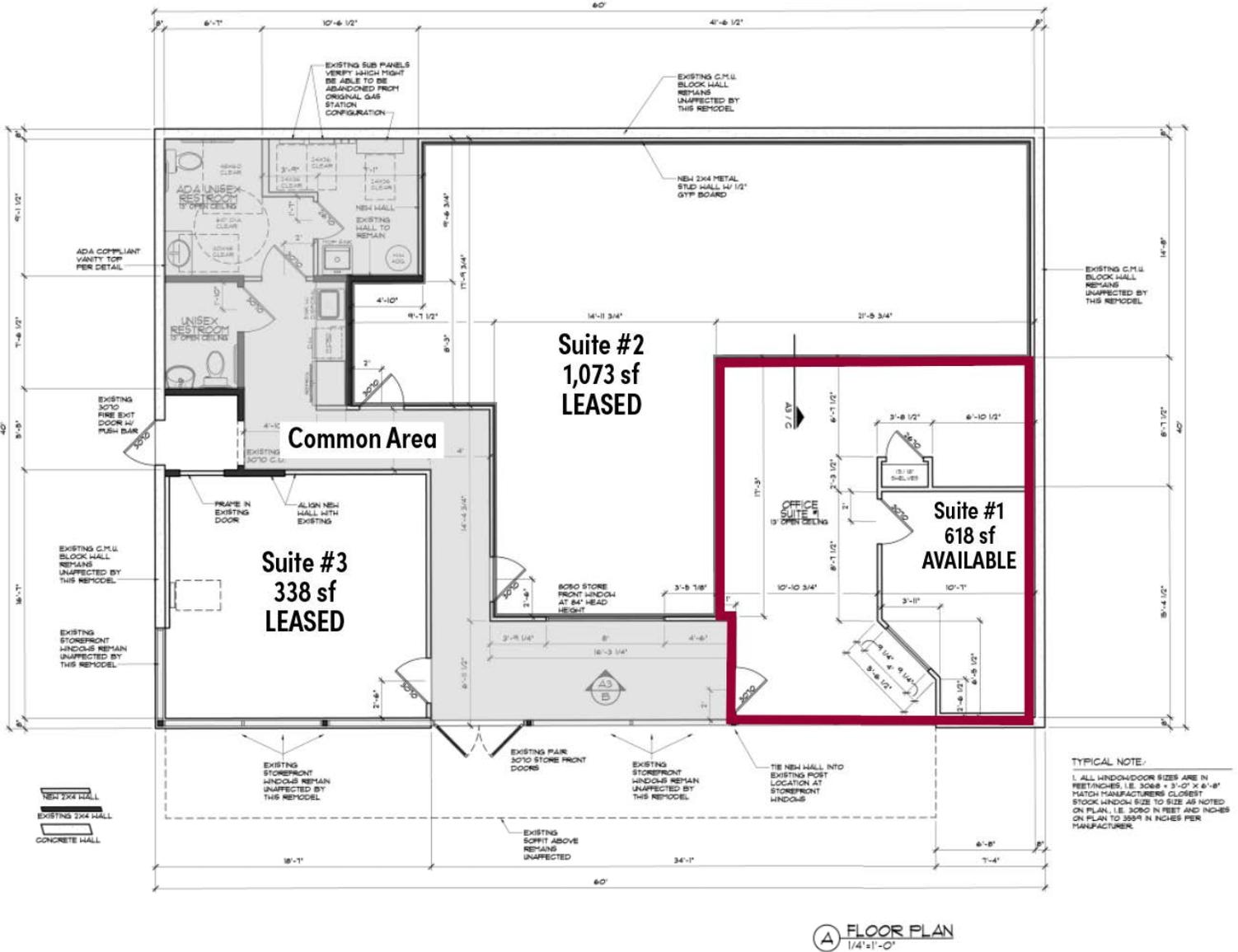
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